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# NEIGHBORHOOD ANALYSIS

## LAURINBURG, NORTH CAROLINA





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# NEIGHBORHOOD ANALYSIS

## LAURINBURG, NORTH CAROLINA







PREPARED FOR:

The City of Laurinburg

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Manager - J. Guy Smith  
City Clerk - Kirby Harris

City Council

Members - W. Charles Barrett  
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Planning and Zoning Commission

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# Part 1

## INTRODUCTION







## Purpose and Scope of Study

Virtually every city is affected by physical decay in one form or another. If such decay is not detected and eradicated in its embryonic stage, it will spread in a contagious fashion, eventually leading to deterioration of sizable residential areas. The purpose of a neighborhood analysis is to evaluate a community on a neighborhood basis to determine the presence of or frequency of factors that contribute to blight. After each neighborhood is analyzed, steps are suggested for removing or preventing the infiltration of blighting factors into each of the neighborhoods.

This study will delineate neighborhoods for all of the incorporated area of Laurinburg and for the one-mile planning area around the city. The study will survey and tabulate the major causes of blight for each neighborhood and each neighborhood will be ranked in comparison to all of the other neighborhoods in the planning area. A comprehensive indication of blight for the whole planning area will thus provide Laurinburg with documented material on the location of blight, the magnitude of blight, and the corrective measures that are needed to eliminate blight in Laurinburg.

## Causes of Blight

The causes of blight are numerous but are often interrelated. For purposes of this study, the following factors can be considered as causes of blight:

1. Incompatible land uses, such as a mixture of residential, industrial, and commercial uses.
2. Inadequate community facilities, such as the absence of sidewalks, curbs and gutters, and fire hydrants or sub-standard streets, water, and sewage system.
3. Poor lot plotting caused by the absence of subdivision regulations when the land was developed.

4. Absentee ownership of property.
5. Absence of a Minimum Housing Ordinance, Building Code, and Zoning Ordinance in prior years.
6. Heavy traffic on narrow and poorly designed streets in residential areas.
7. Racial discrimination and isolation.
8. Apathy regarding blight.
9. The presence of railroad lines in residential areas.
10. Existing low levels of family income.
11. Obsolete and vacant buildings.
12. Inadequate recreation facilities.
13. Inadequate original construction.

#### Delineation of Neighborhoods

In most cases, neighborhoods are delineated according to homogeneity with respect to existing physical, economic, and social conditions. Significant boundaries considered in this analysis are major thoroughfares, railroads, changes in zoning district boundaries, streams, and the corporate and planning limits.

Laurinburg and the one-mile area have been divided into 25 neighborhoods for purposes of this analysis (Map 1). Each neighborhood will be described according to geographic boundaries and housing, economic, environmental, and social conditions. In addition, each neighborhood will be analyzed with respect to total blight and recommendations will be made for the elimination or warding off blight accordingly.

#### Population Distribution

The 1960 Census indicated 8,242 people in the Laurinburg incorporated area. According to the 1967 housing survey by the

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LAURINBURG N C



NEIGHBORHOOD BOUNDARIES

Division of Community Planning, this figure has increased to 9,391. It is estimated that in the incorporated area, Neighborhoods 2, 3, 7, 10, 11, 12 and 13 are most populous. Neighborhood 1 is the central business district; Neighborhood 6 and 9, although densely populated, contain fewer people because of their small sizes; Neighborhood 5 is sparsely populated; Neighborhood 8 is a combination of residential and commercial land use. Table 1 contains a breakdown of neighborhood population.

In the fringe area, it is estimated that the January, 1967, population is 5,758. See Table 1 for a breakdown of neighborhood population.

TABLE 1  
DISTRIBUTION OF POPULATION AND DWELLING UNITS  
BY NEIGHBORHOODS

Neighborhood	No. D. U.'s	No. Occupied D. U.'s	No. Persons	% of Total
City				
1	58	52	187	2.0
2	411	397	1,429	<u>15.3</u>
3	239	237	853	9.0
4	99	94	338	3.6
5	42	37	133	1.4
6	28	28	100	1.0
7	394	388	1,397	<u>14.9</u>
8	64	64	230	2.4
9	107	106	382	4.0
10	256	255	918	9.8
11	340	340	1,224	<u>13.1</u>
12	361	358	1,285	<u>13.8</u>
13	<u>4</u> <sup>1</sup>	<u>4</u> <sup>1</sup>	915	9.7
Subtotal	2,403	2,360	9,391	100.0%
Fringe Area				
14	158	157	565	9.8
15	104	98	347	6.0
16	17	17	61	1.1
17	306	306	1,102	<u>19.1</u>
18	201	201	724	<u>12.6</u>
19	135	132	475	8.3
20	27	24	86	1.5
21	281	280	1,008	<u>17.5</u>
22	92	91	328	5.7
23	<u>297</u>	<u>295</u>	<u>1,062</u>	<u>18.4</u>
Subtotal	<u>1,618</u>	<u>1,601</u>	<u>5,758</u>	100.0%
TOTAL	4,021	3,960	14,249	

Neighborhoods 24 and 25 are industrial.

<sup>1</sup> Excludes college dormitories.

Source: 1966 Division of Community Planning Survey count of dwelling units times a dwelling unit factor of 3.6 (average number of persons per dwelling unit found in the 1960 U. S. Census of Population for the City of Laurinburg).

### Nonwhite Population Distribution

The nonwhite population of Laurinburg and the one-mile area is located primarily in Neighborhoods 2, 3, 6, and 10. In the incorporated area, there were 3,140 nonwhite people in 1960.<sup>1</sup> This is 38.1 percent of the total Laurinburg population. It is estimated that 45 percent of the nonwhite population resides in Neighborhood 2 and 29 percent in Neighborhood 10. A considerable amount of blight is located in these neighborhoods as will be revealed in the following sections of this report. Since blight is often associated with the low income population, as a consequence of lack of employment, lack of education, and other such factors, the nonwhite population is affected most by blighting conditions. (See Map 2 for nonwhite population areas.)

---

<sup>1</sup> U. S. Census of Population, 1960



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<sup>1</sup> U. S. Census of Population, 1960



# LAURINBURG N C



## NON-WHITE HOUSING

MAJOR CONCENTRATION  
AS OF JANUARY, 1967



## Part 2

### HOUSING CONDITIONS





## HOUSING CONDITIONS

The condition or soundness of housing is an obvious and accurate index in separating blighted from non-blighted areas. Three methods have been employed in this report for evaluating housing conditions.

First, data from the 1960 U. S. Census of Housing is presented in order to indicate the overall housing conditions for the incorporated area. Although this survey provided detailed statistical information on housing in Laurinburg, the housing conditions were not plotted on a map. Information from the Census of Housing includes:

Number of housing units; number of standard, deteriorating, and dilapidated units; vacancy; plumbing conditions; owner or renter occupied; value; median rent; and income.

Second, an external survey of housing was made in January, 1967, for both Laurinburg and the one-mile planning area. Houses were classified in one of three conditions and plotted on a map:

1. Sound Housing is that which has no defects, or only slight defects which normally are corrected during the course of regular maintenance. Examples of slight defects are: lack of paint, slight damage to porch or steps, and small cracks in walls.
2. Deteriorating Housing needs more repair than is provided in the course of regular maintenance. Such housing has one or more defects that must be corrected if the unit is to continue to provide safe and adequate shelter. Examples of defects are: holes, open cracks, loose or missing material over a small area of wall, foundation, floor or roof, or badly damaged steps or porch.



3. Dilapidated Housing does not provide safe and adequate shelter; in its present condition, it endangers the health, safety, or well-being of the occupants. Such housing represents inadequate original construction or has one or more critical defects; or a combination of minor defects so critical or wide-spread that the structure should be extensively repaired, rebuilt, or torn down. Examples of defects are: holes, open cracks, loose or missing materials over a large area of the foundation, walls, or roof, and extensive damage by storm, fire, or flood; sagging roof or foundations. Such structures, in order to meet minimum standards, should require drastic restoration that would be economically unfeasible and, therefore, they should be demolished.

Third, a 10 percent internal survey of blighted areas was made in January, 1967, to determine the following in each neighborhood: occupancy, race, number of rooms per structure, plumbing deficiencies, rent, family income, sex and age breakdown of occupants, and value of owner occupied structures. The results of this study are analyzed in succeeding parts of this report.

#### U. S. Census Survey of Housing

Table 2 provides a breakdown of housing characteristics for Laurinburg as compiled by the 1960 U. S. Census of Housing. Any difference between these figures and those compiled by the Division of Community Planning can be accounted for by a difference in grading techniques.

The following comparison between the 1950 and 1960 Census of Housing should be noted with reference to dilapidated housing as indicated on Table 2:



<u>1950 Census of Housing</u>	<u>1960 Census of Housing</u>	<u>Percent Change</u>
Total Dwelling Units: 1,990	2,445	+19.6
Dilapidated Units: 258	590	+56.3

TABLE 2  
HOUSING CHARACTERISTICS FOR LAURINBURG

	<u>Total</u>	<u>Percent of Total Housing Units</u>
All housing units	2,445	
Owner-occupied	1,179	48
White	890	
Nonwhite	289	
Renter-occupied	1,073	44
White	579	
Nonwhite	494	
Vacant	193	8
<u>Sound</u>	1,225	50.1
With all plumbing	1,086	
Lacking only hot water	33	
Lacking other plumbing	106	
<u>Deteriorating</u>	630	25.8
With all plumbing	292	
Lacking only hot water	82	
Lacking other plumbing	256	
<u>Dilapidated</u>	590	24.1

Source: U. S. Census of Housing, 1960

Compared to other cities of similar size in North Carolina, Laurinburg is ranked as follows with respect to housing conditions. This is not a deliberate selection. It comes from the 1960 Census of Housing but conditions have improved since that time.

TABLE 3  
COMPARISON OF N. C. CITIES (SUBSTANDARD DWELLING UNITS)

City	Total D. U.'s	Sound	Det.	Dil.	Total Sub- standard	% Substandard	Rank
Graham	2,377	2,035	240	102	342	14.4	1
Mt. Airy	2,315	1,871	272	172	444	19.2	2
Clinton	2,242	1,743	359	140	499	22.2	3
Waynesville	2,179	1,716	312	151	463	22.2	3
Hendersonville	2,458	1,760	519	179	698	28.4	4
Dunn	2,308	1,630	529	149	678	29.4	5
Oxford	2,196	1,524	461	211	672	30.6	6
Tarboro	2,497	1,665	702	130	832	33.3	7
Laurinburg	2,445	1,225	630	590	1,220	49.9	8

Source: U. S. Census of Housing, 1960.

# Division of Community Planning External Survey of Housing

The results of the external survey of housing are indicated by neighborhoods on Table 4.

TABLE 4  
SURVEY OF HOUSING CONDITIONS BY NEIGHBORHOODS

							Total No. of
Neighborhood		Sound		Deteriorated		Dilapidated	Dwelling Units
	No.	%	No.	%	No.	%	
City							
1	41	70.7	15	25.9	2	3.4	58
2	173	42.1	52	12.6	186	45.3	411
3	224	93.7	5	2.2	10	4.1	239
4	83	82.9	9	9.2	7	7.9	99
5	3	7.0	1	2.5	38	90.5	42
6	15	53.6	7	25.0	6	21.4	28
7	392	97.0	1	1.5	1	1.5	394
8	61	95.3	2	3.1	1	1.6	64
9	74	69.2	12	11.2	21	19.6	107
10	140	54.7	34	13.3	82	32.0	256
11	287	84.4	33	9.7	20	5.9	340
12	357	98.9	4	1.1	0	0	361
13	4	100.0	0	0	0	0	4
Subtotal	1,854	77.2	175	7.2	374	15.6	2,403
Fringe Area							
14	142	90.0	11	7.8	5	2.2	158
15	79	76.0	2	1.8	23	22.2	104
16	8	47.0	4	23.6	5	29.4	17
17	295	96.4	4	1.3	7	2.3	306
18	201	100.0	--	--	--	--	201
19	69	51.1	29	21.5	37	27.4	135
20	22	81.5	4	14.8	1	3.7	27
21	250	89.0	7	2.5	24	8.5	281
22	65	70.7	10	10.8	17	18.5	92
23	224	75.4	32	10.8	41	13.8	297
Subtotal	1,355	83.1	103	7.0	160	9.9	1,618
TOTAL	3,209		278		534		4,021

Source: January, 1967, Survey by the Division of Community Planning.

It can be noted from the preceding table that most of the substandard housing in corporate Laurinburg is located in Neighborhoods 2 and 10. In the fringe area, Neighborhoods 19 and 23 are most affected by substandard housing. Since good housing is a basic need, it can be assumed that families living in substandard housing suffer from low incomes and cannot afford this basic need.

#### New Housing Constructed

New residential construction is indicated by neighborhoods on Map 3 and Table 5. It should be noted that, for the most part, new residential construction did not occur in areas with substandard housing. This in in part an indication that builders fear the spread of blight in such areas.

More than 78 percent of the new residential construction during the past two years (1965-66) occurred outside the incorporated area.<sup>1</sup> In the incorporated area, new construction took place in Neighborhoods 2, 3, 8, 9, and 10.

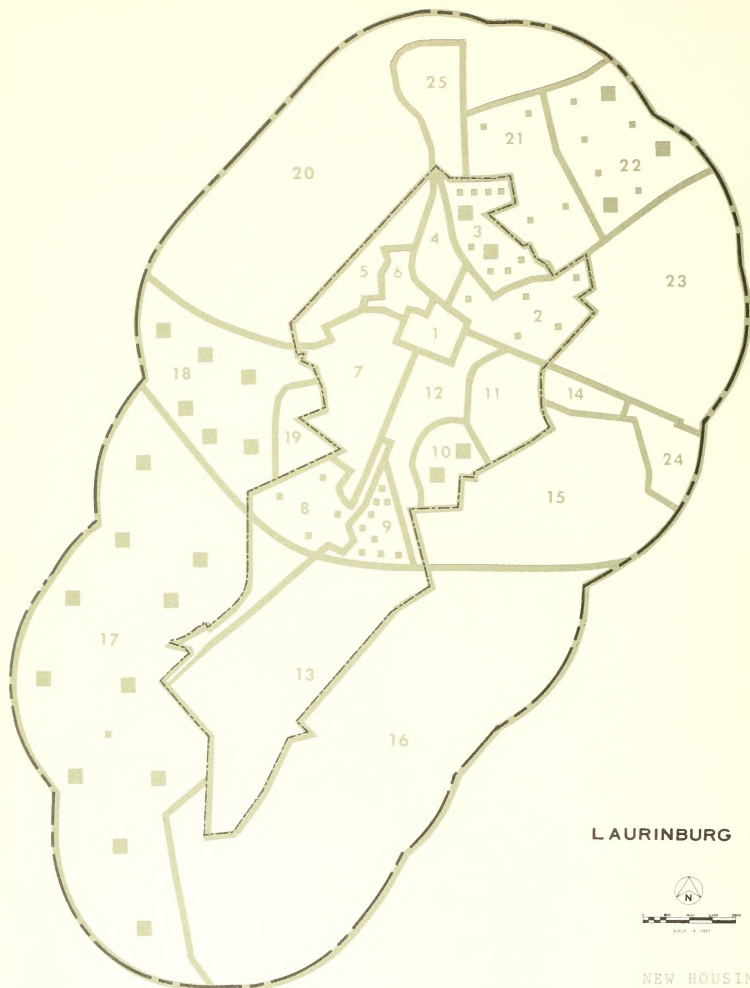
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<sup>1</sup> Laurinburg Building Inspector.

TABLE 5  
NEW HOUSING STARTS, 1965-1966

Neighborhood	No. of New Units	% of Total Number of Units
City		
1	0	0
2	5	1.8
3	28	<u>10.0</u>
4	0	0
5	0	0
6	0	0
7	0	0
8	4	1.6
9	9	3.2
10	20	<u>7.2</u>
11	0	0
12	0	0
13	<u>0</u>	<u>0</u>
Subtotal	66	21.8
Fringe Area		
14	0	0
15	0	0
16	0	0
17	111	<u>40.2</u>
18	60	<u>21.7</u>
19	0	0
20	0	0
21	4	1.6
22	35	12.7
23	0	0
24	0	--
25	<u>0</u>	<u>--</u>
Subtotal	210	<u>76.2</u>
TOTAL	276	100.0

Source: Laurinburg Building Inspector.



# LAURINBURG N C



NEW HOUSING  
1965-1966

- ONE UNIT
- TEN UNITS

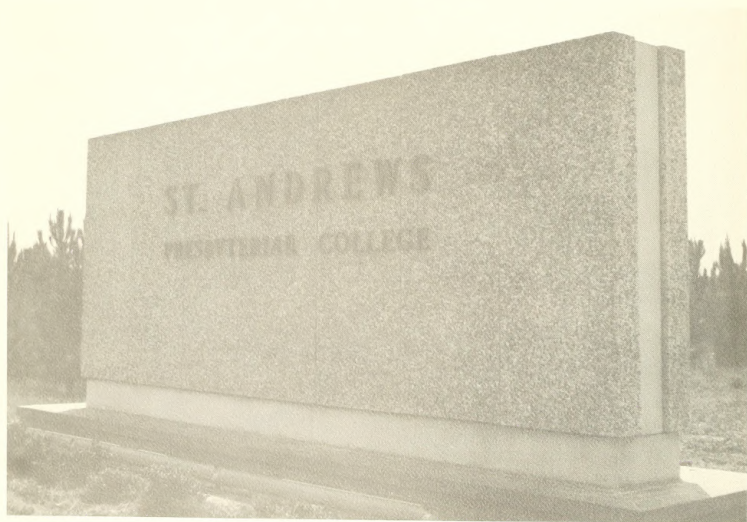
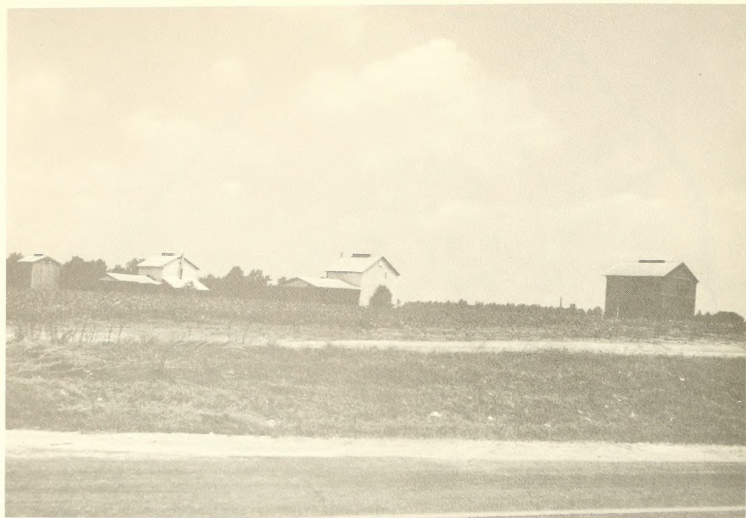
SOURCE: LAURINBURG BUILDING INSPECTOR

# Part 3

## ECONOMIC CONDITIONS









## ECONOMIC CONDITIONS

Economic factors that contribute to blight in Laurinburg will be discussed in the following terms:

1. Family Income
2. Value of Owner-Occupied Dwelling Units
3. Renter-Occupied Housing and Average Monthly Rent of Renter-Occupied Housing

### Family Income

Table 6 represents family income in Laurinburg. According to the national average, \$3,000 per year is said to be the point that separates poverty from non-poverty families. Using this standard, 847 families are in the poverty income bracket in Laurinburg. This represents almost 43 percent of the total families. There is a reasonable amount of correlation between this figure and 49.9 percent for substandard housing as indicated by a combination of deteriorated and dilapidated housing units in Table 4.

TABLE 6  
FAMILY INCOME BREAKDOWN FOR THE CITY OF LAURINBURG

<u>Family Income</u>	<u>Total No. of Families</u>
Under \$1,000	282
\$1,000 - \$2,999	565
\$3,000 - \$4,999	461
\$5,000 - \$6,999	343
\$7,000 - \$9,999	175
\$10,000 - \$24,999	136
\$25,000 or more	9
Median family income	\$3,558
Per capita income	\$1,101

Source: U. S. Census of Population, 1960

Value of Owner-Occupied Housing and Monthly Rent

Table 7 provides a breakdown of the value of owner-occupied housing in Laurinburg and Table 8 provides a breakdown of the cost of renter-occupied housing.

TABLE 7  
VALUE OF OWNER-OCCUPIED HOUSING

<u>Value</u>	<u>No. of Units, 1960</u>
Owner-Occupied Housing Units	1,122
Less than \$5,000	393
\$5,000 - \$9,900	369
\$10,000 - \$14,900	166
\$15,000 - \$19,900	83
\$20,000 - \$24,900	72
\$25,000 or more	39
Median Value in Dollars	\$7,200

TABLE 8  
MONTHLY RENT OF RENTER-OCCUPIED HOUSING

<u>Rent</u>	<u>No. of Units, 1960</u>
Renter-Occupied Housing Units	1,073
Less than \$20	62
\$20 to \$30	451
\$40 to \$59	279
\$60 to \$79	145
\$80 to \$99	62
\$100 to \$119	19
\$120 or more	4
No Cash Rent	51
Median Rent in Dollars	\$40

Source: U. S. Census of Housing, 1960.

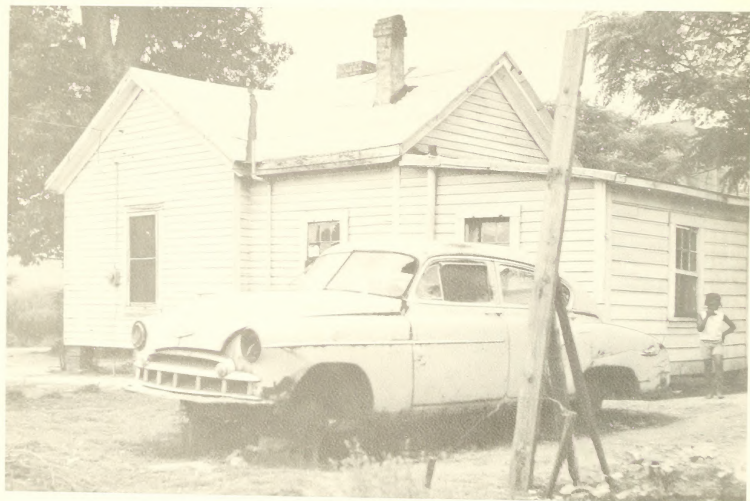
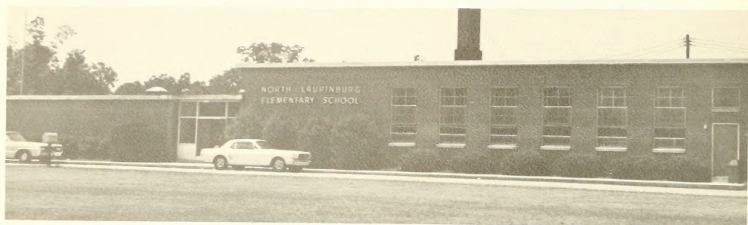
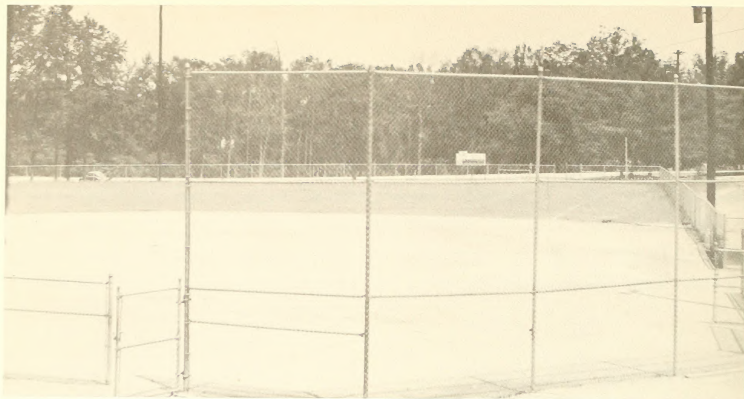
### Ten Percent Internal Survey of Blighted Housing

A 10 percent survey of blighted housing in January, 1967, revealed that most cases of low income families, low value homes and cheap rent occurred in Neighborhoods 2, 6, 9, 10, and 19. Although this information is not tabulated in this section, it is revealed for each neighborhood in a later section of this report.

## Part 4

### ENVIRONMENTAL CONDITIONS





## ENVIRONMENTAL CONDITIONS

Environmental conditions are often one of the more observable means of identifying blight but there are some environmental conditions that are the roots of blight and cannot be observed readily until blight has spread. Therefore, environmental conditions not only delineate the blighted areas but also, and this is very important, indicate the areas where there is present blighting factors although such areas may not have reached the point that they are visually blighted. The following indicators of blight will be discussed in this report.

1. Fire occurrences.
2. Vehicle and pedestrian accidents.
3. Narrow and unpaved streets.
4. Mixed land uses.
5. Inadequate recreation and school facilities.
6. Small lots.
7. Heavy traffic volumes.
8. Over-crowding within dwelling units.
9. Plumbing deficiencies.

The preceding factors will be discussed separately for each neighborhood. The higher the incidence of each factor, the higher the likelihood of blight.

### Fire Occurrences

Even though fires can occur anywhere, they are more likely to strike areas with inadequate heating facilities and electrical wiring. Moreover, buildings are more susceptible to fires when an accumulation of rubbish is present to offer combustible material. Fire occurrences are indicated on Table 9 and the Fire Occurrences Map. Low incidence of major residential fires is

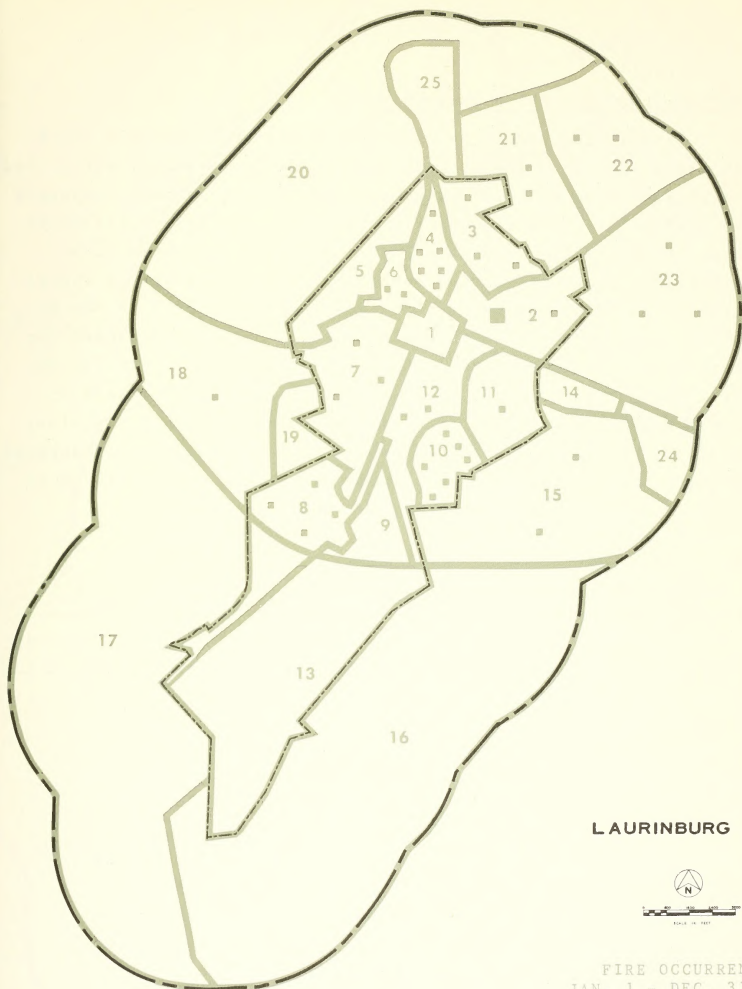
due in some cases to the low value of some of the blighted homes that burned.

TABLE 9  
FIRE OCCURRENCES, JANUARY 1 - DECEMBER 31, 1966

<u>Neighborhood</u>	<u>Occurrences</u>	<u>Occurrences Per 100 Occupied D. U.'s</u>
City		
1	0	0
2	12	3.2
3	3	1.3
4	6	<u>6.4</u>
5	0	0
6	2	<u>7.1</u>
7	3	.8
8	4	<u>6.2</u>
9	0	0
10	6	2.6
11	1	.3
12	2	.6
13	<u>0</u>	<u>0</u>
Subtotal	39	1.7
Fringe Area		
14	0	0
15	2	2.0
16	0	0
17	0	0
18	1	.5
19	0	0
20	0	0
21	2	.7
22	2	2.2
23	<u>3</u>	<u>1.0</u>
Subtotal	10	.6
TOTAL	<u>49</u>	<u>1.2</u>

Source: Laurinburg Fire Department.





# LAURINBURG N C



FIRE OCCURRENCES  
JAN. 1 - DEC. 31, 1966

- ONE OCCURRENCE
- TEN OCCURRENCES

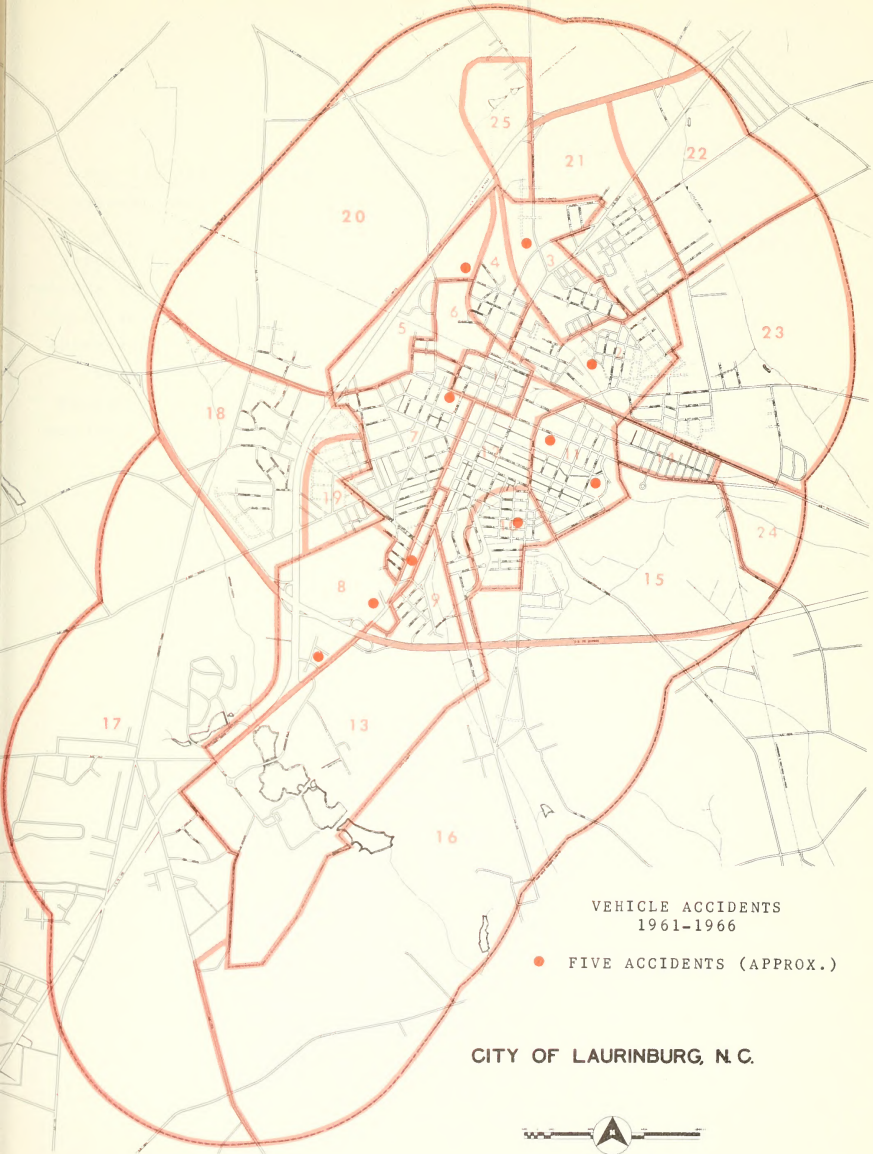
### Vehicle and Pedestrian Accidents

Vehicle and pedestrian accident rates are generally higher in areas of inadequate streets, heavy traffic volumes, mixed land uses, and areas with no sidewalks. Laurinburg is most fortunate in that police records indicate only a few pedestrian accidents over the past five years. Vehicle accidents have been very frequent and are attributed primarily to carelessness at signal lights in and around the Central Business District. It can be noted from Table 10 and the Vehicle and Pedestrian Accident Map that more accidents occurred in Neighborhoods 8, 11, 2, 12, 10, 3, and 1. Neighborhoods 1, 8, 12, and 3 are characterized by heavy traffic in and adjacent to the Central Business District; however, Neighborhoods 11, 10, and 2 have many narrow and unpaved streets which add to the likelihood of vehicle accidents. Data is not available for the fringe area neighborhoods.

TABLE 10  
VEHICLE AND PEDESTRIAN ACCIDENTS, 1961-1966

<u>Neighborhood</u>	<u>No. of Accidents</u>	<u>Accidents Per 100 Occupied D. U.'s</u>
City		
1	22	4.2
2	30	12.7
3	24	10.1
4	11	11.1
5	0	0
6	9	3.2
7	18	4.6
8	55	85.9
9	3	2.8
10	24	9.0
11	49	14.4
12	27	7.5
13	6	150.0
TOTAL	278	11.7

Source: Laurinburg Police Department.



### Narrow and Unpaved Streets

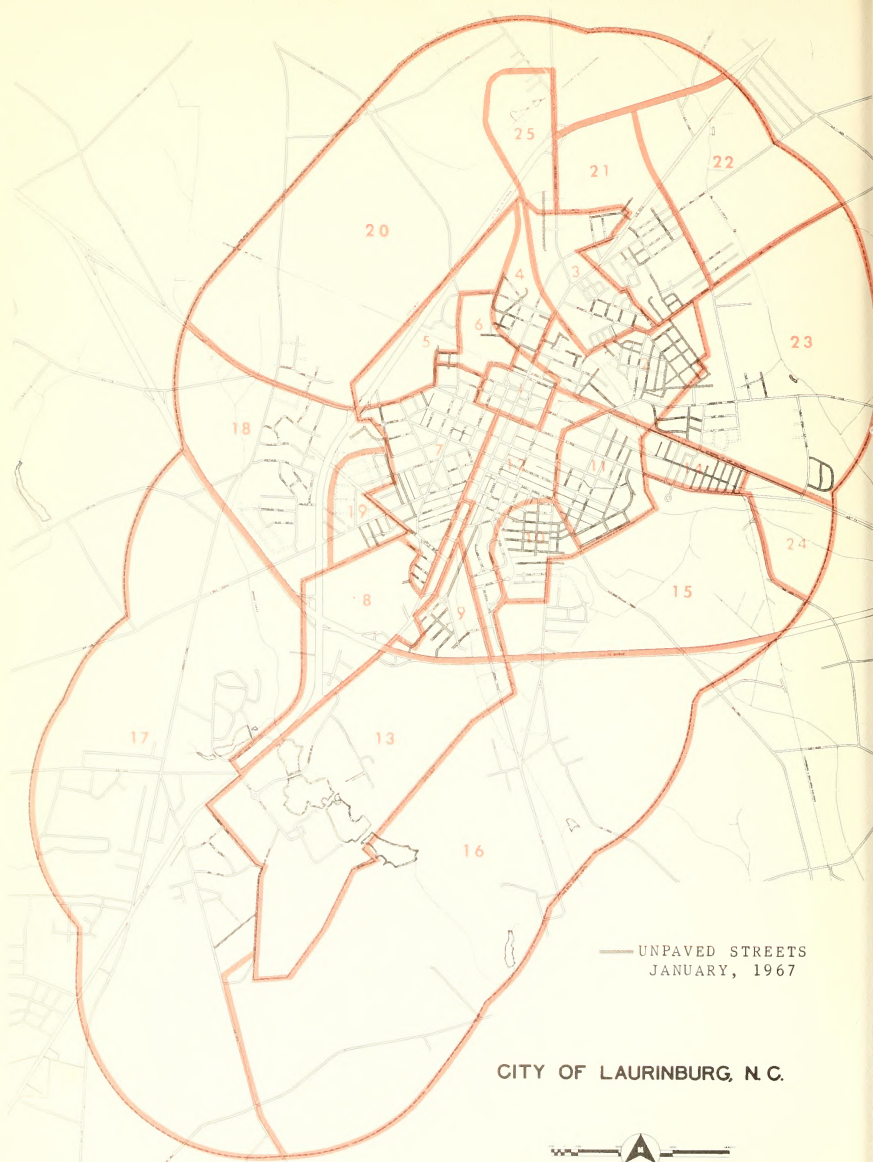
Streets with a right-of-way of less than 50 feet are considered too narrow for standard residential use. Such streets occur primarily in Neighborhoods 2, 9, and 10.

Unpaved streets cause residents to lose pride and interest in their neighborhood because of the mud, dust, noise, and erosion that are products of such streets. Eventually, conditions reach a blighting point in such areas as can be noted in Neighborhoods 2, 9, 10, and 11 in the incorporated area and in fringe area Neighborhoods 14, 21, and 23 where most of Laurinburg's unpaved streets occur. (See Table 11 and Unpaved Streets and Inadequate Rights-of-Way Map.)

TABLE 11  
UNPAVED STREETS, JANUARY, 1967

<u>Neighborhood</u>		<u>Percent of Neighborhood Street Milage</u>
City	1	1
	2	90
	3	15
	4	40
	5	0
	6	30
	7	10
	8	5
	9	90
	10	50
	11	50
	12	0
	13	0
Fringe Area		
	14	90
	15	0
	16	0
	17	1
	18	0
	19	10
	20	0
	21	40
	22	0
	23	25

Source: Survey by the Division of Community Planning, January, 1967.

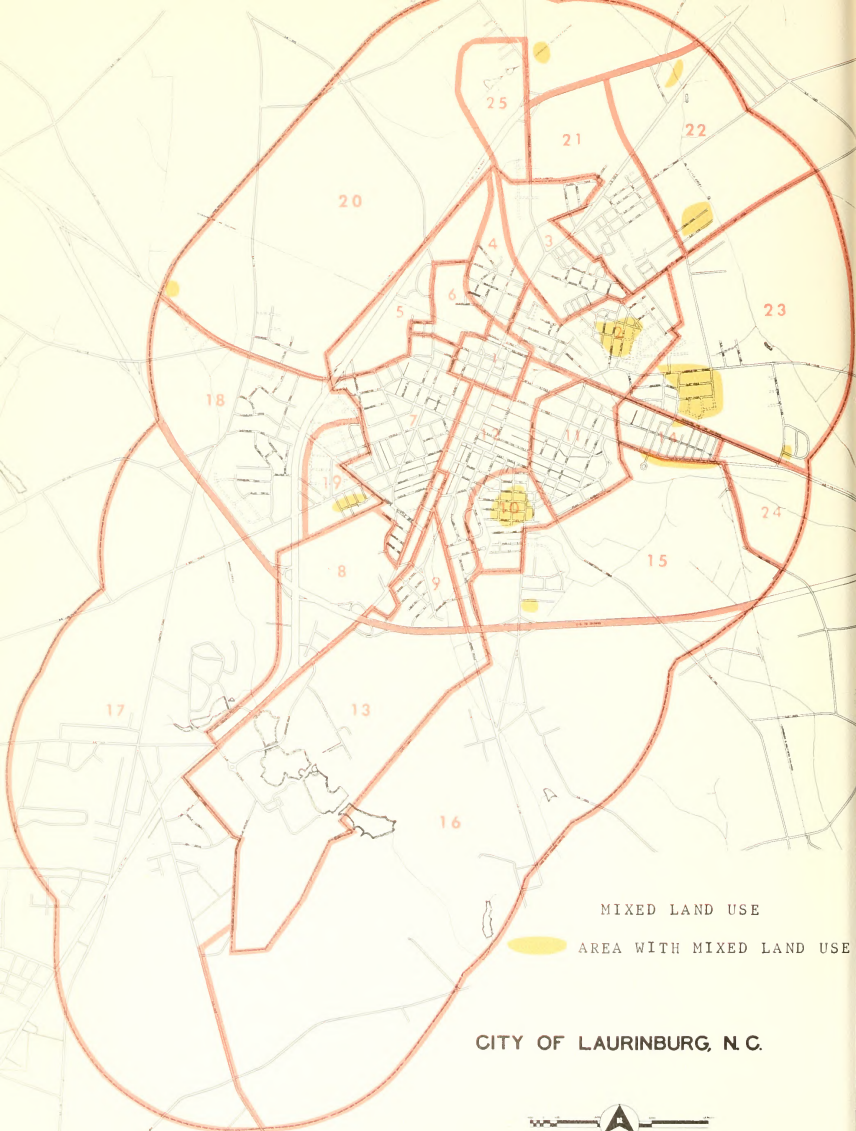


### Mixed Land Uses

When industrial or commercial uses are mixed with residential uses, the results are often blight. Commercial and industrial uses often create noise, dirt, traffic congestion, and general ugliness. Under such circumstances, residents soon lose pride and conditions progress to blight.

In the corporate limits, Neighborhoods 2, 3, 6, 8, and 11 have the most mixed land use. Neighborhoods 2, 6, and 11 are aggravated more by industrial uses, Neighborhood 3 is aggravated by both commercial and industrial uses, and Neighborhood 8 is mixed with commercial uses along Main Street. (See Mixed Land Use Map.)





MIXED LAND USE

AREA WITH MIXED LAND USE

CITY OF LAURINBURG, N.C.





## Inadequate Recreation and School Facilities

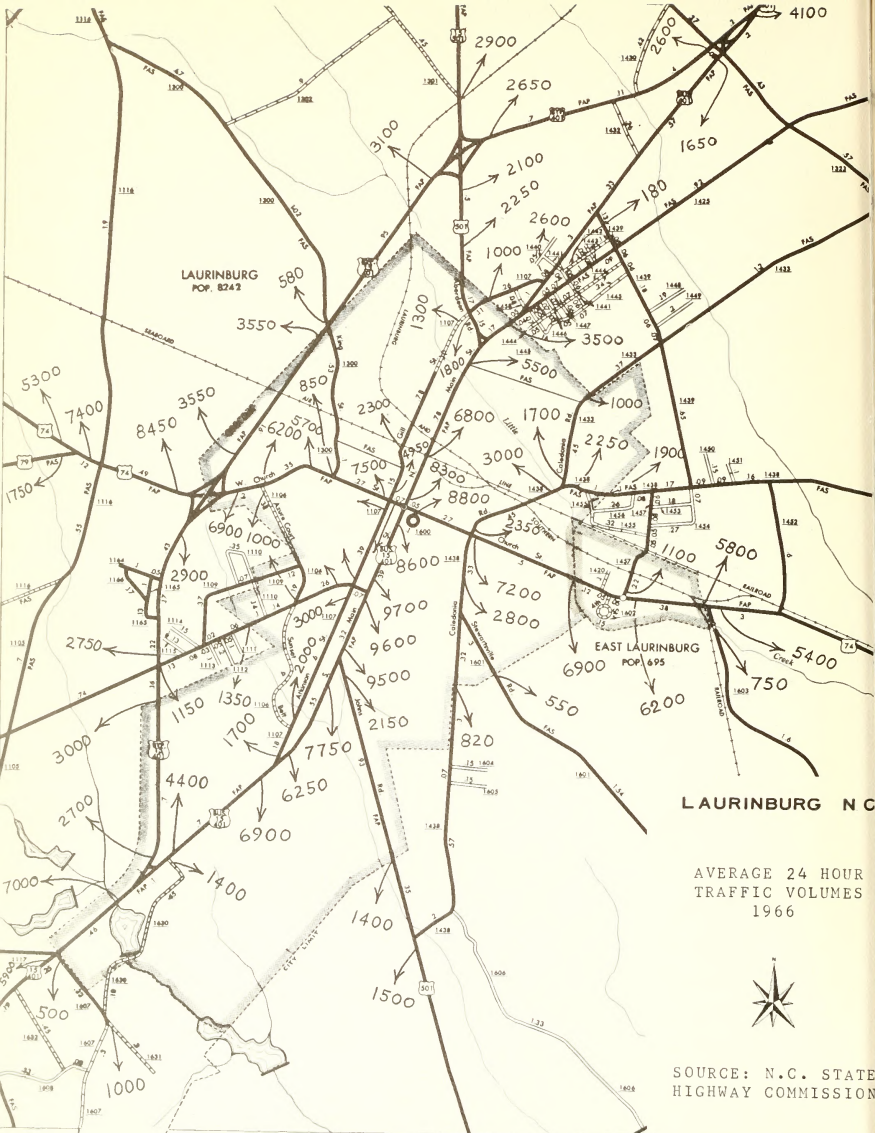
Recreation Areas: Wherever there is inadequate recreation, children often play in streets, turn to mischief, and sometimes wind up juvenile delinquents. Although Laurinburg has recreation areas well spaced throughout the city, many of these areas are inadequate in size to serve the population and are not adequately equipped. (See the Inadequate Recreation and School Facilities Map.)

Elementary Schools: Elementary schools should be ideally located so that they are within one-half mile of the majority of the children served by the schools. Most neighborhoods in Laurinburg are adequately served in this respect. The Inadequate Recreation and School Facilities Map is provided to indicate walking distance between homes and schools.



### Heavy Traffic Volumes

Heavy traffic volumes in residential areas are often indicative of mixed land uses, noise, dust, litter, and generally unsafe and unhealthy conditions. Since many major highways traverse Laurinburg, several neighborhoods have streets with heavy traffic volumes. The Traffic Volume Map indicates that residential Neighborhoods 2, 3, 8, and 10 are aggravated most by heavy traffic in the city while Neighborhoods 14 and 21 are aggravated most in the fringe area. It should be noted that this traffic count was taken before the U. S. 74 Bypass opened. The completion of this highway has reduced traffic volumes on Laurinburg city streets. (See Traffic Volume Map.)



### Overcrowding Within Dwelling Units

More than one person per habitable room is considered overcrowding. Table 12 is a summary of a 10 percent survey of substandard housing in Laurinburg and the one-mile planning area. This survey, in February, 1967, indicates that in the corporate limits, Neighborhoods 2, 4, 5, 10, and 11 have several dwelling units with more than one person per habitable room. In the fringe area, Neighborhoods 14 and 21 have several overcrowded dwelling units.

TABLE 12  
OVERCROWDING WITHIN DWELLING UNITS

Neighborhood		Avg. No. Rooms Per Household	Avg. No. Persons Per Household	Avg. No. Persons Per Room
City	1	N.A.	N.A.	N.A.
	2	3.7	4.3	<u>1.17</u>
	3	4.0	4.0	1.00
	4	4.0	2.0	<u>1.50</u>
	5	3.8	6.5	<u>1.73</u>
	6	N.A.	N.A.	N.A.
	7	N.A.	N.A.	N.A.
	8	N.A.	N.A.	N.A.
	9	3.9	3.3	.85
	10	3.6	4.8	<u>1.32</u>
	11	3.8	4.0	<u>1.07</u>
	12	N.A.	N.A.	N.A.
	13	N.A.	N.A.	N.A.
Fringe Area				
	14	3.4	4.4	<u>1.30</u>
	15	3.9	3.2	.82
	16	N.A.	N.A.	N.A.
	17	N.A.	N.A.	N.A.
	18	N.A.	N.A.	N.A.
	19	3.6	3.4	.94
	20	N.A.	N.A.	N.A.
	21	3.5	8.0	<u>2.56</u>
	22	4.0	4.0	1.00
	23	4.0	3.5	.88

Source: Ten Percent Survey of Substandard Housing by Division of Community Planning, February, 1967.

N.A. - Indicates a low rate of substandard housing.

## Plumbing Deficiencies

According to a 10 percent survey of substandard housing by the Division of Community Planning in February, 1967, Neighborhoods 2, 4, 5, 9, 10, and 11 had plumbing deficiencies in the city. In the fringe area, Neighborhoods 14, 15, 19, 20, 21, 22, and 23 had deficiencies. (See Table 13.) This is a survey of substandard housing only.

TABLE 13  
PLUMBING DEFICIENCIES

Neighborhood	Only Cold Water Inside	Running Water On Property	No Running Water	Total
<b>City</b>				
1	N.A.	N.A.	N.A.	N.A.
2	20%	44%	24%	88%
3	N.A.	N.A.	N.A.	N.A.
4	50%	--	--	50%
5	50%	50%	--	100%
6	N.A.	N.A.	N.A.	N.A.
7	N.A.	N.A.	N.A.	N.A.
8	N.A.	N.A.	N.A.	N.A.
9	14%	57%	--	71%
10	54%	75%	--	61.5%
11	50%	--	--	50%
12	N.A.	N.A.	N.A.	N.A.
13	N.A.	N.A.	N.A.	N.A.
<b>Fringe Area</b>				
14	17%	--	--	17%
15	30%	20%	--	50%
16	N.A.	N.A.	N.A.	N.A.
17	N.A.	N.A.	N.A.	N.A.
18	N.A.	N.A.	N.A.	N.A.
19	40%	20%	20%	80%
20	50%	--	--	50%
21	50%	20%	--	70%
22	100%	--	--	100%
23	30%	20%	--	50%

Source: Ten Percent Survey of Substandard Housing by the Division of Community Planning, February, 1967.

N.A. - Indicates a low rate of substandard housing.





# Part 5

## SOCIAL CONDITIONS





## SOCIAL CONDITIONS

Once substandard housing, poor economic conditions, and unsatisfactory environmental conditions have become established in a neighborhood, residents often become alienated from progressive or blight free neighborhoods. The results of such alienation often result in ill regard for the laws of both God and society. As a consequence of such attitudes, blighted areas often become even more blighted. Not all of the indexes of blight listed below are brought about by such circumstances but often higher rates of occurrence in blighted areas is indicative of this philosophy. The following social factors will be discussed:

1. Stillbirths and Infant Mortality
2. Tuberculosis
3. Illegitimate Births
4. Juvenile Delinquency
5. Adult Crime Against Property
6. Adult Crime Against Persons
7. Public Welfare
8. School Dropouts

### Stillbirths and Infant Mortality

For purposes of the report, a stillbirth is a baby born dead and an infant mortality is a baby that dies when under one year of age.

Stillbirths and infant deaths may occur anywhere for any reason not associated to blight, but the likelihood of such occurrences is enhanced by factors such as poor diet, unsafe and unhealthy environment, low family income, and other such factors often associated with blighted areas. It can be noted from Table 14 and the Stillbirths and Infant Mortality Map that

Neighborhoods 1, 2, 3, 6, 8, 10, and 11 had the highest rate of stillbirths and infant deaths in the corporate limits. Fringe area Neighborhoods 17 and 22 ranked highest in number of cases with three and two, respectively. It is likely that some cases were not reported.

TABLE 14  
STILLBIRTHS AND INFANT MORTALITY, 1961-1963

<u>Neighborhood</u>	<u>Number of Cases</u>	<u>Cases Per 100 Occupied D. U.'s</u>
City		
1	1	1.9
2	6	1.5
3	3	1.3
4	-	0
5	-	0
6	1	<u>3.6</u>
7	1	<u>.3</u>
8	1	1.6
9	-	0
10	2	.8
11	4	1.2
12	-	0
13	<u>-</u>	<u>0</u>
Subtotal	19	.8
Fringe Area		
14	-	0
15	1	1.0
16	-	0
17	3	1.0
18	-	0
19	-	0
20	1	<u>4.2</u>
21	1	<u>.4</u>
22	2	<u>2.2</u>
23	<u>0</u>	<u>0</u>
Subtotal	8	.5
TOTAL	27	.7

Source: Scotland County Health Department.



LAURINBURG N C



STILLBIRTHS AND INFANT MORTALITY  
1961-1963

■ ONE CASE

### Tuberculosis

Tuberculosis is most apt to strike in areas with such unhealthy conditions as overcrowding within dwelling units, poor heat, poor ventilation, and poor diet. Blighted areas are, consequently, havens for tuberculosis. As shown on Table 15 and the New Tuberculosis Cases Map, Neighborhoods 1, 2, 4, 6, and 10 had all of the new tuberculosis cases during the period 1961-1963. In the fringe area, Neighborhood 20 had the only reported cases. It should be pointed out that residents of blighted areas work in all sections of town; this problem cannot be regarded as one that affects only the blighted neighborhoods.

TABLE 15  
NEW TUBERCULOSIS CASES, 1961-1963

<u>Neighborhood</u>		<u>Number of Cases</u>	<u>Cases Per 100 Occupied Dwelling Units</u>
City			
	1	1	1.9
	2	4	1.0
	3	-	0
	4	2	<u>2.1</u>
	5	-	0
	6	1	<u>3.6</u>
	8	-	0
	9	-	0
	10	4	1.6
	11	-	0
	12	-	0
	13	-	<u>0</u>
	Subtotal	12	.6
Fringe Area			
	14	-	0
	15	-	0
	16	-	0
	17	-	0
	18	-	0
	19	-	0
	20	3	<u>12.1</u>
	21	-	0
	22	-	0
	23	-	<u>0</u>
	Subtotal	3	.2
	TOTAL	15	<u>.4</u>

Source: Scotland County Health Department.



LAURINBURG N C



NEW TUBERCULOSIS CASES  
1961-1963

■ ONE CASE

SOURCE: SCOTLAND COUNTY HEALTH DEPARTMENT



## Illegitimate Births

Illegitimacy is a major problem in many respects but one aspect of illegitimacy is of tremendous significance to the taxpayer in that the burden of support is often placed on his shoulders. It should be noted that Table 16 and the Illegitimate Births Map may be slightly inaccurate because some cases of illegitimacy are not reported or occur out of the area even though the mother resides in the neighborhood. The quality of public records on illegitimacy is probably inversely proportional to family income. High incidence of illegitimacy points out the significance of alienation from society which is often common in blighted areas. Premarital sex relations are often a personal revolt against society. In the corporate limits, Neighborhoods 2, 5, 6, and 10 had a high rate of reported illegitimacy while in the fringe area, Neighborhoods 15, 16, 19, and 20 all had three occurrences each. Neighborhood 17 had five occurrences.

TABLE 16  
ILLEGITIMATE BIRTHS, 1961-1963

<u>Neighborhood</u>		<u>Cases</u>	<u>Cases Per 100 Occupied D. U.'s</u>
City	1	1	1.9
	2	41	10.1
	3	3	1.3
	4	5	5.3
	5	5	<u>13.5</u>
	6	3	10.7
	7	-	0
	8	-	0
	9	1	1.0
	10	31	<u>16.1</u>
	11	4	1.2
	12	-	0
	13	-	<u>0</u>
Subtotal		94	4.0
Fringe Area			
	14	-	0
	15	3	3.1
	16	3	<u>17.6</u>
	17	5	1.6
	18	3	1.5
	19	3	2.3
	20	2	8.3
	21	1	.4
	22	-	0
	23	<u>3</u>	<u>1.0</u>
Subtotal		23	1.43
TOTAL		<u>117</u>	<u>3.0</u>

Source: Scotland County Health Department.



# LAURINBURG NC



ILLEGITIMATE BIRTHS  
1961-1963

- ONE CASE
- TEN CASES

### Juvenile Delinquency

Juvenile delinquency is generally another indication of alienation from and defiance of social order. Wherever juvenile delinquency occurs at a high rate, blight is apt to be present. It should be noted that one offender may be arrested several times thus distorting the number of occurrences for a particular neighborhood. On the other hand, the highest rates occur in Neighborhoods 6, 9, 10, 16, and 20 and in such magnitude so that this factor can be offset somewhat. (See Table 17 and the Juvenile Arrests Map.)

TABLE 17  
JUVENILE DELINQUENCY, 1961-1966<sup>a</sup>

<u>Neighborhood</u>		<u>Cases</u>	<u>Juvenile Delinquents Per 100 Occupied D. U.'s</u>
City			
	1	-	0
	2	10	2.5
	3	2	.8
	4	2	2.1
	5	-	0
	6	5	17.9
	7	1	.3
	8	-	0
	9	8	7.5
	10	25	9.8
	11	5	1.5
	12	-	0
	13	-	0
	Subtotal	58	2.4
Fringe Area			
	14	6	3.8
	15	6	6.1
	16	2	11.8
	17	2	.7
	18	1	.5
	19	4	3.0
	20	2	8.3
	21	8	2.9
	22	0	0
	23	7	2.4
	Subtotal	38	2.4
	TOTAL	96	2.5

Source: Scotland County Superior and Records Court.

<sup>a</sup> Convictions.



### Adult Crime Against Property

In blighted areas, revolution against society is often the root of crime; therefore, any neighborhood with a high degree of crime is often socially disorganized and blighted. Table 18 and the Crimes Against Property Map are slightly distorted because of "repeat criminals," but the overall indication of blight is the same. Neighborhoods 1, 4, 6, and 10 have the highest rate of cases in the city while Neighborhoods 14, 15, and 16 have the highest rate of cases in the fringe area.

TABLE 18  
ADULT CRIMES AGAINST PROPERTY,<sup>a</sup> 1961-1965

<u>Neighborhood</u>		<u>Cases</u>	<u>Crimes Per 100 Occupied D. U.'s</u>
City	1	6	11.5
	2	28	7.5
	3	14	5.0
	4	10	10.6
	5	-	0
	6	6	<u>21.4</u>
	7	7	1.8
	8	3	4.7
	9	5	4.7
	10	40	<u>15.7</u>
	11	12	3.5
	12	3	.8
	13	<u>0</u>	<u>0</u>
Subtotal		134	5.7
Fringe Area			
	14	4	2.5
	15	2	2.0
	16	1	5.8
	17	1	.3
	18	0	0
	19	2	1.5
	20	0	0
	21	0	0
	22	0	0
	23	<u>1</u>	<u>.3</u>
Subtotal		<u>11</u>	<u>.7</u>
TOTAL		145	3.7

Source: Scotland County Superior and Records Court.

<sup>a</sup> Residence of person convicted of crime against property (one dot is shown on the map for each crime even though several offenses may have been committed by the same person).





# LAURINBURG N C



ADULT CRIMES AGAINST PROPERTY  
1961-1965

- ONE CASE
- TEN CASES

### Adult Crime Against Persons

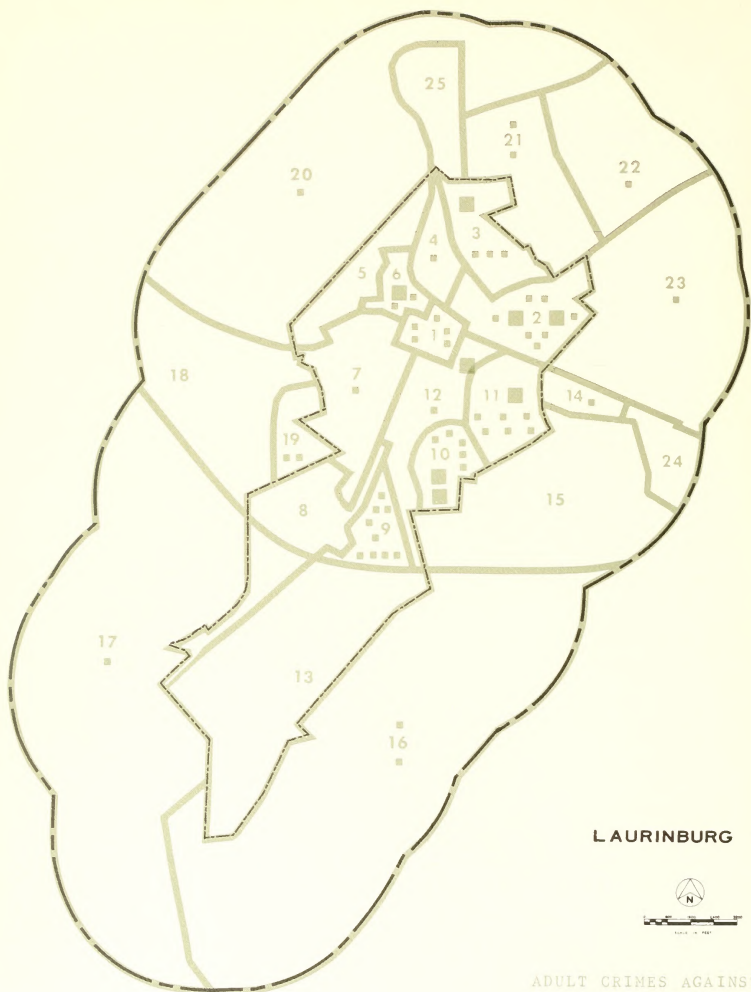
Major adult crimes against persons include assault, rape, and murders. It should be noted again that "repeat criminals" distort Table 19 and the Crimes Against Persons Map. Neighborhoods 1, 2, 3, 6, 9, and 10 have the highest rate of cases in the city. Neighborhoods 16, 19, and 20 have the highest rate of cases in the fringe area.

TABLE 19  
ADULT CRIMES AGAINST PERSONS,<sup>a</sup> 1961-1965

<u>Neighborhood</u>	<u>Cases</u>	<u>Crimes Per 100 Occupied D. U.'s</u>
City		
1	5	9.6
2	27	6.8
3	13	5.5
4	1	1.1
5	-	0
6	12	<u>42.8</u>
7	1	.3
8	-	0
9	9	8.5
10	25	9.8
11	16	4.7
12	1	.1
13	<u>0</u>	<u>0</u>
Subtotal	110	4.7
Fringe Area		
14	1	.6
15	0	0
16	2	<u>11.8</u>
17	1	.3
18	0	0
19	2	1.5
20	1	4.2
21	2	.7
22	1	1.1
23	<u>1</u>	<u>.3</u>
Subtotal	<u>11</u>	<u>.7</u>
TOTAL	<u>121</u>	<u>3.0</u>

Source: Scotland County Superior and Records Court.

<sup>a</sup> Residence of person convicted.



## Public Welfare

Location of welfare recipients is generally another indication of poor social and economic conditions that result in blight. Such recipients generally reside where the cost of rent is cheap and such neighborhoods are often unhealthy and unsafe.

For purposes of this report, three types of aid are listed separately in Table 20 and the Public Welfare Cases Map. Cases are indicated separately because the prerequisites for one type of aid are often different from those of another. For example, Old Age Assistance might be given to residents of a rest home, yet this area would have no blighting factors. On the other hand, Aid to the Permanently and Totally Disabled generally goes to recipients who are living in low income areas. The three types of aid are:

OAA - Old Age Assistance

APTD - Aid to the Permanently and Totally Disabled

ADC - Aid to Families with Dependent Children

In the corporate limits, Neighborhoods 2, 3, 6, and 10 are highest in rate of occurrence with respect to all three types of aid. In the fringe area, Neighborhoods 14, 15, and 21 are highest in number of cases of OAA; Neighborhoods 14, 21, and 22 are highest in cases of APTD; and Neighborhoods 23, 14, 21, and 17 are highest in cases of ADC.

TABLE 20  
PUBLIC ASSISTANCE AND WELFARE CASES

Neighborhood		OAA <sup>1</sup>	APTD <sup>2</sup>	ADC <sup>3</sup>	Total Cases	Cases Per 100 Occupied D. U.'s
City	1	0	3	1	4	7.7
	2	27	28	44	99	24.9
	3	19	16	24	59	24.9
	4	5	5	1	11	11.7
	5	0	0	4	4	10.8
	6	6	8	6	20	71.4
	7	0	4	0	4	1.0
	8	0	0	0	0	0
	9	5	5	1	11	10.4
	10	29	27	47	103	40.4
	11	2	5	1	8	2.4
	12	1	2	1	4	1.1
	13	0	0	0	0	0
Subtotal		94	103	130	327	13.9
Fringe Area						
	14	10	8	7	25	15.9
	15	11	4	5	20	20.4
	16	2	1	1	4	23.5
	17	3	5	6	14	4.6
	18	4	0	1	4	2.0
	19	1	0	0	1	.8
	20	1	1	2	4	4.2
	21	7	7	6	20	7.1
	22	5	6	3	14	15.4
	23	1	5	8	14	4.7
Subtotal		44	37	39	120	7.5
TOTAL		138	140	169	447	11.3

Source: Scotland County Welfare Department.

<sup>1</sup> OAA - Old Age Assistance.

<sup>2</sup> APTD - Aid to the Permanently and Totally Disabled.

<sup>3</sup> ADC - Aid to Families with Dependent Children.



# LAURINBURG N C



PUBLIC ASSISTANCE AND  
WELFARE CASES  
AS OF JANUARY, 1967

- ONE CASE
- TEN CASES
- FIFTY CASES

### School Dropouts

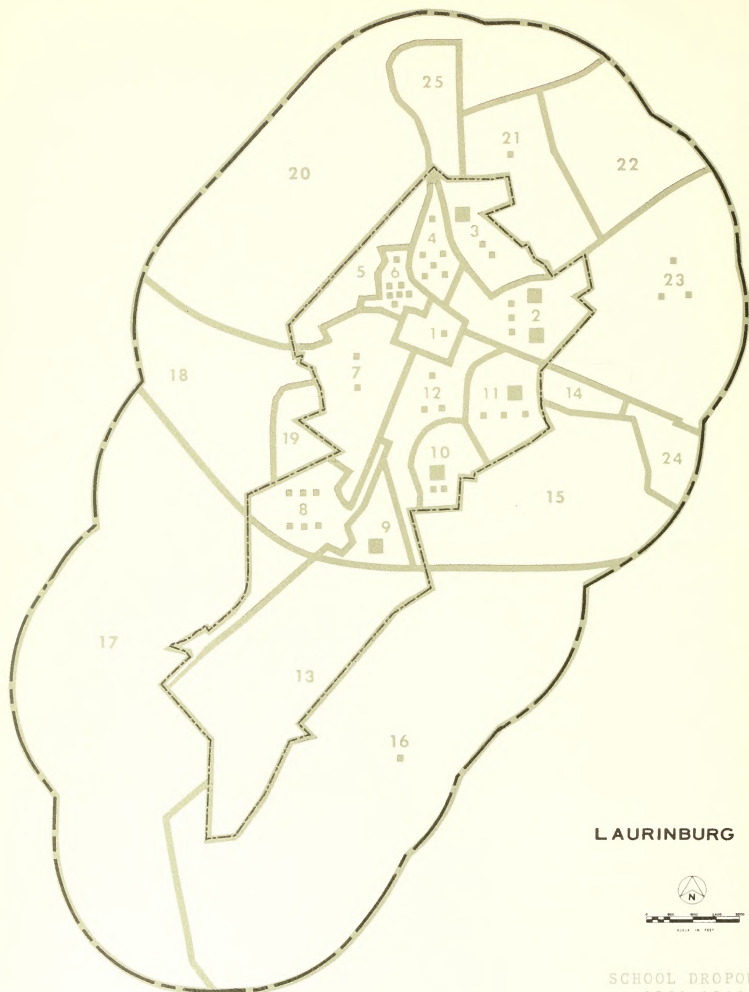
School dropouts occur for various reasons, some of which cannot be associated with blight, but when any large number occur in a particular neighborhood, it may well indicate blight factors. Children may drop out of school because of low family income, extended sickness due to the environment, early parenthood, and lack of parental encouragement and guidance. (See Table 21 for neighborhood areas of school dropouts.) In the corporate limits, Neighborhoods 2, 4, 6, 9, and 10 were highest in rate of frequency of school dropouts. In the fringe area, Neighborhood 16, 21, and 23 had dropouts but the numbers are too low to verify blight conditions.



TABLE 21  
SCHOOL DROPOUTS, 1961-1966

<u>Neighborhood</u>	<u>Cases</u>	<u>Dropouts Per 100 Occupied D. U.'s</u>
City		
1	1	1.9
2	23	5.8
3	12	5.1
4	6	6.4
5	-	0
6	7	25.0
7	2	.5
8	6	9.4
9	10	9.4
10	12	4.7
11	13	3.8
12	3	.8
13	0	0
Subtotal	95	4.0
Fringe Area		
14	-	0
15	-	0
16	1	5.9
17	-	0
18	-	0
19	-	0
20	-	0
21	1	.4
22	0	0
23	3	1.0
Subtotal	5	.3
TOTAL	100	2.5

Source: Scotland County Schools.



# LAURINBURG N C



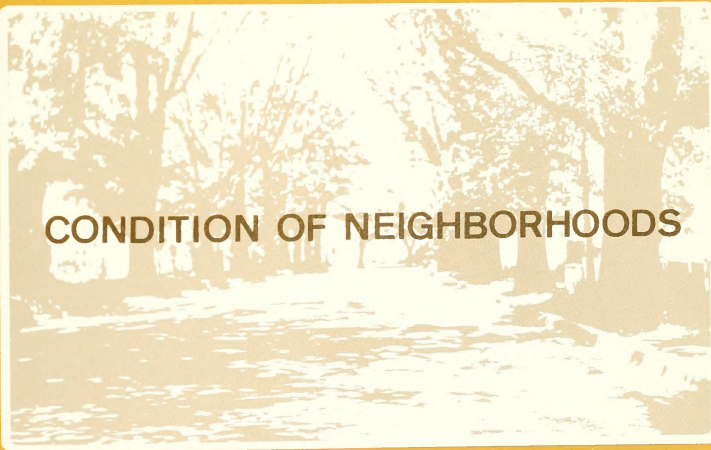
SCHOOL DROPOUTS  
1961-1966

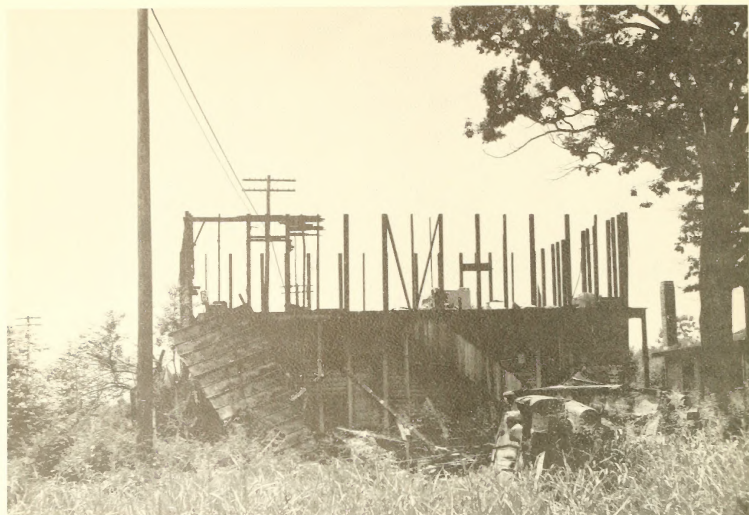
- ONE CASE
- TEN CASES

SOURCE: SCOTLAND COUNTY SCHOOLS

## Part 6

### CONDITION OF NEIGHBORHOODS





## CONDITION OF NEIGHBORHOODS

This part of the study analyzes the general conditions within each neighborhood. The following factors are discussed in connection with each neighborhood:

1. Location of the neighborhood.
2. Land use characteristics.
3. School and recreation facilities.
4. Population characteristics.
5. General character of the neighborhood.
6. Factors that contribute to blight.
7. Neighborhood rank.
8. Recommendations.

Neighborhood ranking is explained on page 98 and Table 22 is provided to indicate the factors influencing rank.

## CITY OF LAURINBURG (CORPORATE LIMITS)

### Neighborhood 1

Neighborhood 1 is the Central Business District and since a separate study of the Laurinburg CBD has been done by the Laurinburg Planning Board with the technical assistance of the Division of Community Planning, this neighborhood will not be discussed.

### Neighborhood 2

Location: Neighborhood 2 is located in the northeastern section of Laurinburg, bounded on the east by the corporate limits, on the south by the Seaboard Air Line and Laurinburg and Southern Railroads, on the west by North Main Street, and on the north by Leith's Creek and Carver Street. Major thoroughfares in and around the neighborhood include North Caledonia Road, North Main Street, and the Old Lumberton Road. This area includes the subdivisions of Newtown and Lincoln Heights.

Land use characteristics: This neighborhood is primarily used for residential purposes although some land is devoted to industry along the railroad and to commercial uses along Caledonia Road and Main Street. A large area of vacant land extends along Leith's Creek and its flood plain from the northwest to the southeast in this neighborhood.

School and recreation facilities: Lincoln Heights High School is located in the eastern section of the neighborhood. A private school (Laurinburg Institute) is located in the northern section of this neighborhood. The nearest public elementary school is outside the neighborhood. Recreation space

is available adjacent to both Laurinburg Institute and Lincoln Heights School. In addition, there is a city maintained recreation area in this neighborhood.

Population characteristics: Neighborhood 2 has an estimated all nonwhite population of 1,429 which is 15.3 percent of the incorporated area population.

General character of the neighborhood: This neighborhood is densely populated except for the area along Leith's Creek. Some of the houses in this neighborhood are vacant because they are on the verge of collapsing. In some cases, several families use one well as their source of water. An external survey by the Division of Community Planning reveals a total of 411 housing units in this neighborhood of which 238 are substandard. The detailed 10 percent sample survey of these substandard houses reveals that 88 percent have inadequate plumbing facilities as defined in Table 13 of this report.

Factors that contribute to blight: Neighborhood 2 has the following factors that contribute to blight:

1. Over fifty-seven percent of the houses are substandard.
2. Twenty-four and one-half percent of all fires in the planning area. This is 3.2 fires per 100 occupied dwelling units in the neighborhood.
3. Approximately eleven percent of the city's vehicle accidents. This is 12.7 accidents per 100 occupied dwelling units in the neighborhood.
4. Ninety percent of the total mileage of neighborhood streets are unpaved.
5. Parts of the neighborhood have mixed land uses.
6. Vehicle traffic is heavy along Caledonia Road.
7. Over 22 percent of the Laurinburg Planning Area stillbirths and infant deaths. This is 1.5 deaths per 100



- occupied dwelling units in the neighborhood.
8. Almost 27 percent of the Laurinburg Planning Area's new tuberculosis cases. This is 1 case per 100 occupied dwelling units in the neighborhood.
  9. Thirty-five percent of the Laurinburg Planning Area's illegitimate births. This is 10.1 births per 100 occupied dwelling units in the neighborhood.
  10. Over nineteen percent of the Laurinburg Planning Area's crimes against property. This is 7.5 crimes per 100 occupied dwelling units in the neighborhood.
  11. Over twenty-two percent of the Laurinburg Planning Area's crimes against persons. This is 6.8 crimes per 100 occupied dwelling units in the neighborhood.
  12. Eighty-eight percent of the substandard housing in this neighborhood has deficient plumbing.
  13. Sixty percent of the substandard dwelling units are rental occupied.
  14. Many dwelling units are overcrowded.
  15. Eighty-four percent of the residents in this neighborhood have family incomes less than \$3,000.
  16. The presence of several substandard vacant Laurinburg Institute buildings.
  17. Several chimneys left standing where buildings have been removed.

Neighborhood rank: The incorporated area neighborhoods are ranked from 1-13. Neighborhood 2 ranks 11. (One is the least blighted and 13 is the most blighted.)

#### Recommendations:

1. It is recommended that a program including rehabilitation and redevelopment, with Federal assistance, be employed in Neighborhood 2. Several alternatives could be adopted.



A General Neighborhood Renewal Program could be utilized over a ten-year period enabling the city to re-develop piece by piece the whole neighborhood. Three-fourths of the cost would be financed by the Federal government.

Second, a project area could be designated. If such were the case, only a part of the neighborhood would undergo urban renewal. The area between Leith's Creek and the railroad is the most likely spot for such treatment.

Regardless of the type of urban renewal in Neighborhood 2, it should be geared to the Public Housing Program already under operation so that housing can be provided for displaced families.

2. Streets need to be replotted to eliminate heavy traffic, dangerous intersections, and triangle lots. Examples where replotting is needed are:

- a. Gulf Street and Green Street should join.
- b. Carver Street should join Center Street.
- c. College Street should be extended to Main Street.
- d. The intersection of Roseville Street and North Caledonia Road with McGirt's Bridge Road should be improved in order to eliminate a double intersection on the same side of the street.
- e. Many of the short, curved streets in the Lincoln Heights area need to be replotted in order to eliminate jogs, small blocks, and angle intersections.

3. Open space should be preserved along Leith's Creek for a larger municipal recreation area and a neighborhood recreation center.

4. Remove old Laurinburg Institute buildings.

5. Remove old chimneys left standing.

### Neighborhood 3

Location: Neighborhood 3 is located in the northern section of Laurinburg and is bounded on the north by the corporate limits, on the south and west by Leith's Creek, and on the east by Carver Street. Major thoroughfares traversing the area include North Main Street and McGirt's Bridge Road. The only identifiable subdivision within the area is Northside.

Land use characteristics: Neighborhood 3 consists of land devoted mostly to residential use; however, commercial activities are clustered along North Main Street from Leith's Creek to the corporate limits. Vacant land extends along the Leith's Creek flood plain from the northwest to the southeast of the area.

School and recreation: No schools are located in Neighborhood 3; however, North Laurinburg Elementary School is located within reasonable walking distance to the north. The Jaycee Park is adjacent to Neighborhood 3 across Leith's Creek to the south.

Population characteristics: Neighborhood 3 contains an estimated 853 people which is 9 percent of the Laurinburg incorporated population.

General character of the neighborhood: Neighborhood 3 contains the public housing projects of Duncan-Smith and McIntosh. Twenty-eight new housing units have been constructed during the past two years in the northwestern section of the neighborhood. The races are mixed in Neighborhood 3 although white outnumbers nonwhite population. Family incomes are low in the public housing projects but are substantially higher in the western section of the neighborhood. Other than public housing, most of the housing units are owner-occupied.

Factors that contribute to blight: Neighborhood 3 has the following factors that contribute to blight:

1. Over ten percent of the Laurinburg Planning Area's vehicle accidents. This is high for such a small neighborhood.
2. Fifteen percent of the neighborhood streets are unpaved.
3. Mixed land uses are present along North Main Street.
4. Traffic volume is heavy along North Main Street and McGirt's Bridge Road.
5. Eleven percent of the Laurinburg Planning Area's stillbirths and infant deaths. This is 1.3 deaths per 100 occupied dwelling units in the neighborhood.
6. Over nine percent of the Laurinburg Planning Area's crimes against property. This is 5.0 crimes per 100 occupied dwelling units in the neighborhood.
7. Over ten percent of the Laurinburg Planning Area's crimes against persons. This is 5.5 crimes per 100 occupied dwelling units in the neighborhood.
8. Over six percent of the dwelling units are substandard.

Neighborhood rank: The incorporated area neighborhoods are ranked from 1-13. Neighborhood 3 ranks 8. (One is the least blighted and 13 is the most blighted.)

Recommendations:

1. Continued minimum housing code enforcement is recommended.
2. It is recommended that further encroachment of commercial activity be limited along Main Street, U. S. 401-A, and U. S. 501 by strict zoning enforcement. Landscaping is needed to separate existing commercial uses from residential zoned area.

3. All unpaved streets should be paved, curbed and guttered in Neighborhood 3. (Carver, Isabelle, Speller, Smith, Melton, Spring, and Alder Streets.)

4. The vacant land along Leith's Creek should be utilized for recreation.

#### Neighborhood 4

Location: Neighborhood 4 is located in northern Laurinburg between the Laurinburg and Southern Railroad and Leith's Creek. Neighborhood 4 is bounded on the east by North Main Street and on the west by the corporate limits. The only major thoroughfare within the area is North Main Street. The neighborhood includes the subdivisions of Middleton Heights and Piety Hill.

Land use characteristics: Neighborhood 4 is devoted to residential use for the most part although some industrial activity exists along the Laurinburg and Southern Railroad. The western area and the area along Leith's Creek is devoted to a cemetery and the Jaycee Park.

Population characteristics: Neighborhood 4 contains 338 people which is 3.6 percent of the city's total. Most of the residents are white.

School and recreation: There are no schools located in Neighborhood 4; the closest public elementary school is five blocks from the area. Laurinburg Institute, a private school, is located to the east. Adequate recreation is available in the Jaycee Park along Leith's Creek in the northern section of the neighborhood.

General character of the neighborhood: Neighborhood 4 contains both Negro and white housing, most of which is in excess of 20 years old; nevertheless, a large proportion of these houses are structurally sound. Many of the homes in Neighborhood 4 are renter occupied. Family incomes are often below \$3,000.

Factors that contribute to blight: Neighborhood 4 has the following factors that contribute to blight:

1. More than twelve percent of the Laurinburg Planning Area's fire occurrences. This is 6.4 occurrences per 100 occupied dwelling units in the neighborhood.
2. Forty percent of the neighborhood's street mileage is unpaved.
3. More than thirteen percent of the Laurinburg Planning Area's new tuberculosis cases. This is 2.1 cases per 100 occupied dwelling units in the neighborhood.
4. Over seventeen percent of the housing units are sub-standard.

Neighborhood rank: The incorporated area neighborhoods are ranked from 1-13. Neighborhood 4 ranks 10. (One is the least blighted and 13 is the most blighted.)

#### Recommendations:

1. It is recommended that a street paving program be undertaken in Neighborhood 4.
2. Mixed land uses should be eliminated and buffers should be utilized between commercial and industrial areas and residential areas especially along North Main Street and the Laurinburg and Southern Railroad.
3. Dilapidated housing along North Main Street needs to be eliminated by code enforcement.

4. Curbs and gutters are needed along the streets in Neighborhood 4 which are unpaved.

#### Neighborhood 5

Location: Neighborhood 5 is located in northwest Laurinburg along both sides of the U. S. 401 Bypass. This neighborhood is bounded on the west by the corporate limits, on the south by Fairly and Church Streets, on the east by North King Street, and on the north by the Laurinburg and Southern Railroad. Major thoroughfares within the neighborhood include the U. S. 401 Bypass, West Church Street, and North King Street.

Land use characteristics: Most of the land in Neighborhood 5 is devoted to industrial use, but a large portion of the land is vacant. Residential areas are located in the eastern section of the neighborhood along King Street.

School and recreation: Neither school nor recreation facilities are located in this area.

Population characteristics: Neighborhood 5 is sparsely populated with only 133 people which is 1.4 percent of the city's total.

General character of the neighborhood: Only 42 dwelling units are located in Neighborhood 5, and these are mostly sub-standard units occupied by nonwhite families along the eastern fringe of the neighborhood in the subdivision of Evans Quarter. Most of these structures are rented by low income families.

Factors that contribute to blight: Due to the scarcity of residential development in Neighborhood 5, there were few blighting factors present. The following should be noted:

1. Six percent of the Laurinburg Planning Area's illegitimate births. This is 13.5 births per 100 occupied dwelling units in the neighborhood.
2. One percent of the Laurinburg Planning Area's welfare cases. This is 10.8 cases per 100 occupied dwelling units in the neighborhood.
3. Thirty-nine of 42 dwelling units are substandard.
4. Most of the dwelling units have deficient plumbing.
5. Dwelling units are overcrowded in many cases.

Neighborhood rank: The incorporated area neighborhoods are ranked from 1-13. Neighborhood 5 ranks 4. (One is the least blighted and 13 is the most blighted.)

#### Recommendations:

1. It is recommended that portions of Neighborhood 5 be utilized for industrial and commercial activity along the U. S. 15-401 Bypass.
2. The substandard vacant housing in the eastern fringe of the neighborhood should be eliminated through code enforcement.
3. North King Street should be widened and maintained as an access road.
4. A sidewalk should be constructed along U. S. 74 to the new high school. In addition, a pedestrian underpass should be constructed along U. S. 74 as it passes under the U. S. 401 Bypass.



## Neighborhood 6

Location: Neighborhood 6 is located adjacent to the western boundary of the Central Business District and is bounded on the north by the Laurinburg and Southern Railroad, on the west by North King Street, and on the south by West Fairly Street. West Fairly Street and North King Street are the only streets that carry heavy traffic volumes in the neighborhood. Neighborhood 6 contains the neighborhood of Evans Quarter.

Land use characteristics: Most of the land in Neighborhood 6 is either vacant or devoted to industrial use. Residential land is located in Evans Quarters and along Cleveland, Fairly, and King Streets. Industry is clustered along the Seaboard Air Line Railroad.

School and recreation: Neither recreation space nor school sites is located within the area. The nearest elementary school is Covington Street Elementary, five blocks south of Fairly and Church Streets and the closest recreation area, the Jaycee Park, is three blocks north along Leith's Creek.

Population characteristics: Neighborhood 6 contains 100 people or 1.0 percent of the city's total. The races are divided evenly in the neighborhood.

General character of the neighborhood: Neighborhood 6 contains a mixture of white and nonwhite families. Residential development is located in the northern section of the neighborhood on Hardin and Cleveland Streets. Both renter-occupied and owner-occupied housing exist here. In addition, a good deal of substandard housing (renter-occupied) exists in Evans Quarter. Standard housing exists along McLaurin and Fairly Streets. Family incomes in Neighborhood 6 are often less than \$3,000.



Factors that contribute to blight: The following are the most significant factors that contribute to blight in Neighborhood 6:

1. Thirty percent of the street mileage of the neighborhood is unpaved.
2. A mixture of residential and industrial land uses are included.
3. Almost seven percent of the Laurinburg Planning Area's new tuberculosis cases. This is 3.6 cases per 100 occupied dwelling units in the neighborhood.
4. Over five percent of the Laurinburg Planning Area's juvenile delinquent cases. This is 17.9 cases per 100 occupied dwelling units in the neighborhood.
5. Almost ten percent of the Laurinburg Planning Area's crimes against persons. This is 42.8 crimes per 100 occupied dwelling units in the neighborhood.
6. Seven percent of the Laurinburg Planning Area's school dropouts. This is 25 dropouts per 100 occupied dwelling units in the neighborhood.
7. Over forty-six percent of the dwelling units are sub-standard.

Neighborhood rank: The incorporated area neighborhoods are ranked from 1-13. Neighborhood 6 ranks 13. (One is the least blighted and 13 is the most blighted.)

#### Recommendations:

1. Evans Quarter and the land along King Street needs to be cleared for new residential growth. This should be one of the priorities for urban renewal. A public housing project is recommended here.
2. Mixed land uses in the area need to be eliminated whenever possible.

3. The unpaved streets in the area need to be paved, curbed and guttered.

4. Storm drainage sewers are recommended for the Evans Quarter area.

### Neighborhood 7

Location: Neighborhood 7 is located in the western portion of the city. It is bounded on the north by West Fairly Street, on the west by the corporate limits, on the south by Sunset Boulevard, and on the east by Atkinson Street. Major thoroughfares within the area include West Church Street and Atkinson Street. Neighborhood 7 includes the subdivisions of Norman Heights, Quinn-Marshall, Westover, and Lanoca.

Land use characteristics: Except for Scotland Memorial Hospital, professional offices, recreation areas, and Covington Street Elementary School, Neighborhood 7 is devoted exclusively to residential uses.

School and recreation: Both Covington Street Elementary School and two public recreation areas are located in Neighborhood 7. In addition, the American Legion Post maintains a recreation area on South Atkinson Street.

Population characteristics: Neighborhood 7 contains 1,397 all white residences. This is 14.9 percent of the city's total population.

General character of the neighborhood: Neighborhood 7 contains a large portion of Laurinburg's better residential land use. Homes are owner-occupied and valued in excess of \$10,000.

Factors that contribute to blight: Neighborhood 7 is one of the higher ranking neighborhoods in Laurinburg, and there are few blighting factors there.

Neighborhood rank: The incorporated area neighborhoods are ranked from 1-13. Neighborhood 7 ranks 3. (One is the least blighted and 13 is the most blighted.)

Recommendations:

1. A program of continued minimum housing code enforcement.

Neighborhood 8

Location: Neighborhood 8 extends from Tucker Street southward along Main Street between Atkinson Street and Biggs Street. The southern boundary is the corporate limits and South Main Street. Major thoroughfares in the neighborhood include Main Street, the U. S. 401 Bypass and the U. S. 74 Bypass. Subdivisions included are College Park and a part of Hammond Heights.

Land use characteristics: Neighborhood 8 is almost entirely devoted to residential uses. A sizable amount of vacant land exists along both the bypasses that traverse the neighborhood.

School and recreation: Neither schools nor recreation areas exist in Neighborhood 8. Both recreation and schools are available in Neighborhood 7.

Population characteristics: Neighborhood 8 contains an all white population of 230 which is 2.4 percent of the city's total.

General character of the neighborhood: Most of the residential structures in Neighborhood 8 are located along both sides of Main Street and are owner-occupied and valued in excess of \$10,000.

Factors that contribute to blight: The following blight contributing factors exist in Neighborhood 8:

1. Over eight percent of the Laurinburg Planning Area's fire occurrences. This is 6.2 fires per 100 occupied dwelling units in the neighborhood.
2. Almost twenty percent of the Laurinburg Planning Area's vehicle accidents.
3. Heavy traffic volumes are present along several residential streets.
4. Six percent of the Laurinburg Planning Area's school dropouts. This is 9.4 dropouts per 100 occupied dwelling units in the neighborhood.

Neighborhood rank: The incorporated area neighborhoods are ranked from 1-13. Neighborhood 8 ranks 6. (One is the least blighted and 13 is the most blighted.)

Recommendations:

1. The unpaved portion of Biggs Street needs to be paved.
2. Continued minimum housing ordinance enforcement is needed.
3. A pedestrian sidewalk is needed along South Main Street to the St. Andrews College campus.

## Neighborhood 9

Location: Neighborhood 9 is a small triangle shaped area located between Biggs Street and Johns Road and the U. S. 74 Bypass. Major thoroughfares include Johns Road and the U. S. 74 Bypass; however, neither of these highways interfere with residential development in this neighborhood.

Land use characteristics: Except for the Scotland County Welfare Department, Neighborhood 9 is devoted almost exclusively to residential uses although a sizable amount of vacant land exists along U. S. 74 Bypass and the flood plain of Big Branch which flows parallel to Johns Road.

School and recreation: Neither a school nor recreation facilities exists in Neighborhood 9. The closest elementary school is Washington Park across Johns Road in Neighborhood 10. The closest recreation area is across Main and Atkinson Streets in Neighborhood 7. The Armory is often used for winter activities.

Population characteristics: Neighborhood 9 contains 382 white residents which is 4.0 percent of Laurinburg's total population.

General character of the neighborhood: Almost one-third of the dwelling units in Neighborhood 9 are substandard and in excess of 20 years old. White families with incomes of less than \$3,000 rent most of these structures.

Factors that contribute to blight: The following factors contribute to blight in Neighborhood 9:

1. Ninety percent of the streets in Neighborhood 9 are unpaved.
2. Over eight percent of the Laurinburg Planning Area's juvenile delinquent cases. This is 7.5 cases per 100

- occupied dwelling units in the neighborhood.
3. Seven and one-half percent of the Laurinburg Planning Area's crimes against persons. This is 8.5 crimes per 100 occupied dwelling units in the neighborhood.
  4. Ten percent of the Laurinburg Planning Area's school dropouts. This is 9.4 dropouts per 100 occupied dwelling units in the neighborhood.
  5. Over thirty percent of the dwelling units are sub-standard.
  6. Seventy-one percent of the substandard housing has plumbing deficiencies.

Neighborhood rank: The incorporated area neighborhoods are ranked from 1-13. Neighborhood 9 ranks 7. (One is the least blighted and 13 is the most blighted.)

#### Recommendations:

1. Neighborhood 9 is heavily blighted and many of the homes located here need to be removed. A program of rehabilitation is needed.
2. Streets in this area need paving.
3. The land along Big Branch needs to be utilized for a recreation area.
4. Curbs and gutters are recommended.

#### Neighborhood 10

Location: Neighborhood 10 is located adjacent to Hammond Heights and the corporate limits. The northern boundary is Stewartsville Road and East Vance Street. Major thoroughfares include Johns Road and Caledonia Road. Subdivisions in the area include Washington Park.

Land use characteristics: Except for some neighborhood business areas and an elementary school, Neighborhood 10 is devoted entirely to residential uses. There is little vacant land, the only area being that along Stewartsville Road.

School and recreation: Neighborhood 10 contains Washington Park Elementary School but no recreation facilities. The nearest recreation area is located in Neighborhood 7 and across Caledonia Road in Neighborhood 15.

Population characteristics: Neighborhood 10 contains 918 all nonwhite residents which is 9.8 percent of Laurinburg's total population.

General character of the neighborhood: The northern section of Neighborhood 10 contains mostly substandard housing. The southern section of the neighborhood is made up of public housing occupied by low income nonwhite families.

Factors that contribute to blight: Neighborhood 10 has the following factors that contribute to blight:

1. Over sixteen percent of the Laurinburg Planning Area's fire occurrences. This is 2.6 fires per 100 occupied dwelling units in the neighborhood.
2. Almost nine percent of corporate Laurinburg's vehicle accidents. This is 9 accidents per 100 occupied dwelling units in the neighborhood.
3. Over fifty percent of Neighborhood 10's streets are unpaved.
4. Heavy traffic volumes are present along many residential streets.
5. Over seven percent of the Laurinburg Planning Area's stillbirths and infant deaths. This is .8 deaths per 100 occupied dwelling units in the neighborhood.

6. Almost twenty-seven percent of the Laurinburg Planning Area's new tuberculosis cases. This is 1.6 cases per 100 occupied dwelling units in the neighborhood.
7. Twenty-six and one-half percent of the Laurinburg Planning Area's illegitimate births. This is 16.1 births per 100 occupied dwelling units in the neighborhood.
8. Over twenty-six percent of the Laurinburg Planning Area's juvenile delinquent cases. This is 9.8 cases per 100 occupied dwelling units in the neighborhood.
9. Almost twenty-eight percent of the Laurinburg Planning Area's crimes against property. This is 15.7 crimes per 100 occupied dwelling units in the neighborhood.
10. Twenty-three percent of the Laurinburg Planning Area's welfare cases. This is 40.4 cases per 100 occupied dwelling units in the neighborhood.
11. Twelve percent of the Laurinburg Planning Area's school dropouts. This is 4.7 dropouts per 100 occupied dwelling units in the neighborhood.
12. One hundred and sixteen substandard dwelling units causing 45 percent of the dwelling units to be substandard.
13. An overcrowding within substandard dwelling units.
14. Almost sixty-two percent of the substandard dwelling units have plumbing deficiencies.
15. Forty-six percent of the substandard dwelling units are renter-occupied.
16. Almost eighty-five percent of the residents of substandard housing have family incomes of less than \$3,000.

Neighborhood rank: The incorporated area neighborhoods are ranked from 1-13. Neighborhood 10 ranks 12. (One is the least blighted and 13 is the most blighted.)



#### Recommendations:

1. A rehabilitation program is recommended for all of Neighborhood 10. Along with clearance, streets need to be replotted so that they are parallel to existing city streets to the north of the area and so that they connect to existing city streets west of the area. Taft Street should be eliminated, Foraker should be parallel to Vance and should join Wilson without creating a curve as is now present. This same pattern should continue southward to Washington Park.

Urban renewal in this area could be similar to either of the programs recommended for Neighborhood 2. Regardless of the type of program, public housing should be provided for displaced families.

#### Neighborhood 11

Location: Neighborhood 11 is located in the eastern section of the city. Boundaries include Caledonia Road, the Seaboard Air Line Railroad, and the corporate limits. Major thoroughfares include Stewartsville Road and U. S. 74. The only identifiable subdivision is Dixon Hill.

Land use characteristics: Land use in Neighborhood 11 is a mixture of neighborhood business, industrial, residential, and public. The industrial land use lies along the railroad while the residential development is located closer to the core of the city. A public high school is located on Church Street and the city public works yard, sewage disposal plant, and landfill area are located to the east near the corporate limits.

School and recreation: Laurinburg High School is located in Neighborhood 11, but the closest elementary schools are in East Laurinburg across Leith's Creek and in Neighborhood 12, two blocks from Caledonia Road. A recreation area exists off Stewartsville Road near the corporate limits.

Population characteristics: Neighborhood 11 contains 1,224 people, most of which are white. This is 13.1 percent of the total Laurinburg population.

General character of the neighborhood: Neighborhood 11 contains a large number of white residences with low incomes. The better housing lies in the western section of the neighborhood along Caledonia Road.

Factors that contribute to blight: The following factors contribute to blight in Neighborhood 11:

1. Over seventeen percent of the city's vehicle accidents. This is 14.4 accidents per 100 occupied dwelling units in the neighborhood.
2. Fifty percent of the streets in Neighborhood 11 are unpaved.
3. Almost fifteen percent of the Laurinburg Planning Area's stillbirths and infant deaths. This is 1.2 deaths per 100 occupied dwelling units in the neighborhood.
4. Over eight percent of the Laurinburg Planning Area's crimes against property. This is 3.5 crimes per 100 occupied dwelling units in the neighborhood.
5. Over thirteen percent of the Laurinburg Planning Area's crimes against persons. This is 4.7 crimes per 100 occupied dwelling units in the neighborhood.
6. Thirteen percent of the Laurinburg Planning Area's school dropouts. This is 3.8 dropouts per 100 occupied dwelling units in the neighborhood.

7. Overcrowding within dwelling units.
8. Over fifteen percent of the housing is substandard.

Neighborhood rank: The incorporated area neighborhoods are ranked from 1-13. Neighborhood 11 ranks 5. (One is the least blighted and 13 is the most blighted.)

Recommendations:

1. Mixed land uses need to be eliminated in Neighborhood 11.
2. A buffer, such as shrubbery, needs to be placed around the public works yard, sewage treatment plant, and municipal refuse dump so that residential development can take place adjacent to the areas.
3. A street paving program needs to be undertaken in Neighborhood 11 along with curbs and gutters.
4. Channelization of traffic is needed at the five points intersection of Stewartsville Road, Caledonia Road, and East Vance Street.
5. Second and Third Streets need to be extended or looped in order to eliminate these dead-end streets on the north end.

Neighborhood 12

Location: Neighborhood 12 is located adjacent to the Central Business District and Atkinson Street. The southern boundary is Tucker Street, the eastern boundary is Caledonia Road, and the northern boundary is the Seaboard Air Line Railroad. Major thoroughfares include Caledonia Road and Church and Main Streets. Neighborhood 12 includes the subdivision of Blood Field.

Land use characteristics: With the exception of the industrial land along the Seaboard Air Line Railroad, Neighborhood 12 is almost exclusively residential; moreover, the area is intensely developed and there is very little vacant land.

School and recreation: Although no recreation areas exist in Neighborhood 12, Central Elementary School is located on Covington Street. The nearest recreation area is at the school and at the American Legion Park across Atkinson Street in Neighborhood 7.

Population characteristics: Neighborhood 12 contains an all white population of 1,285 which is 13.8 percent of the city's total population.

General character of the neighborhood: Neighborhood 12 is made up of owner-occupied dwelling units valued in excess of \$10,000. All of the residents of the area are white and reside, for the most part, south of Church Street. North of Church Street, land is used more for commercial and industrial activities.

Factors that contribute to blight: Neighborhood 12 is low in blight causing factors but the following should be noted:

1. Almost ten percent of the city's vehicle accidents. This is 7.5 accidents per 100 occupied dwelling units in the neighborhood.
2. Four substandard dwelling units which is 1 percent of the city's total.
3. Some mixed land uses in the northern section of the neighborhood.
4. Heavy traffic along several residential streets.

Neighborhood rank: The incorporated area neighborhoods are ranked from 1-13. Neighborhood 12 ranks 2. (One is the least

blighted and 13 is the most blighted.)

Recommendations:

1. Mixed land uses need to be eliminated in Neighborhood 12.
2. A continued program of minimum housing ordinance enforcement is needed.
3. The industrial area along the Seaboard Air Line Railroad should be landscaped.

Neighborhood 13

Location: Neighborhood 13 composes all of the incorporated area south of the U. S. 74 Bypass between U. S. 501 and U. S. 15-401. These three highways constitute all of the major thoroughfares within the area. A great portion of the neighborhood is made up of St. Andrews Presbyterian College.

Land use characteristics: Neighborhood 13 contains very little land devoted to residential purposes. The neighborhood is either vacant or the property of St. Andrews Presbyterian College.

School and recreation: There are no public schools nor public recreation facilities in Neighborhood 13, although the St. Andrews College, with its large lake and abundant fields, is often inviting to strollers. Recreation areas are available for college students and open space is abundant.

Population characteristics: Excluding 916 college students registered at St. Andrews Presbyterian College, Neighborhood 13

has 915 residents which is 9.7 percent of the city's total. Nine hundred of these residents are college students.

General character of the neighborhood: Only four dwelling units, excluding college dormitories, are located in Neighborhood 13. Since the area is owned mostly by St. Andrews Presbyterian College, it is beautifully landscaped and well planned.

Factors that contribute to blight: Since there is little residential development in Neighborhood 13, there are no serious blighting factors.

Neighborhood rank: The incorporated area neighborhoods are ranked from 1-13. Neighborhood 13 ranks 1. (One is the least blighted and 13 is the most blighted.)

Recommendations:

1. It is recommended that a sidewalk extend from the college campus to the Central Business District.
2. Development along U. S. 15-401 should be limited by the zoning ordinance to types of business needed to serve the college.

## LAURINBURG FRINGE AREA NEIGHBORHOODS

### Neighborhood 14

Location: Neighborhood 14 constitutes incorporated East Laurinburg. Major thoroughfare includes U. S. 74.

Land use characteristics: Neighborhood 14 is made up of a mixture of residential and industrial land for the most part. Undeveloped land stretches along Leith's Creek which separates East Laurinburg and Laurinburg.

School and recreation: Both recreation facilities and East Laurinburg Elementary School are located in the western end of Neighborhood 14 between U. S. 74 and the railroad.

Population characteristics: Neighborhood 14 contains an all white population of 565 which is 9.8 percent of the fringe area population.

General character of the neighborhood: Neighborhood 14 is made up of sound housing for the most part, some mill owned and some owner-occupied by white employees whose family income ranges from \$3,000-\$6,000. Residential development is located mostly in East Laurinburg with only scattered dwelling units located along SR 1603.

Factors that contribute to blight: The following blight causing factors exist in Neighborhood 14:

1. Ninety percent of the streets in Neighborhood 14 are unpaved.
2. Existence of mixed land uses along the railroad and U. S. 74.

3. Heavy traffic volume along residential streets.
4. Over six percent of the Laurinburg Planning Area's juvenile delinquent cases which is 3.8 cases per 100 occupied dwelling units.
5. Almost six percent of the Laurinburg Planning Area's public welfare cases which is 15.9 cases per 100 occupied dwelling units.
6. Ten percent of the dwelling units are substandard.

Neighborhood rank: The fringe area neighborhoods are ranked from 1-8. Neighborhood 14 ranks 3. (One is the least blighted and 8 is the most blighted.)

#### Recommendations:

1. It is recommended that the dilapidated vacant dwelling units within the area be removed.
2. It is recommended that the unpaved streets throughout the area be paved, curbed, and guttered. A petition to the State Highway Commission might prove beneficial.
3. It is recommended that dead-end streets be provided with a turnaround or loop so that traffic circulation might be improved.
4. It is recommended that mixed land in the area be eliminated whenever possible.
5. It is recommended that buffers be provided to separate railroads and industrial areas from residential areas.
6. It is recommended that the land along Leith's Creek not be used for urban development. Instead, this land should be devoted to recreation or open uses.
7. Residents of East Laurinburg living in mill houses, through either individual initiative or company policy, should improve the general appearance of the housing by landscaping their yards.



## Neighborhood 15

Location: Neighborhood 15 is bounded on the west by the corporate limits, the south by U. S. 74 Bypass, the east by the one-mile planning boundary and the industrial district along the Laurinburg and Southern Railroad, and the north by U. S. 74. Major thoroughfares in and around the neighborhood include Stewartsville Road, U. S. 74, and the U. S. 74 Bypass. Neighborhood 15 includes the subdivision of Sugar Hill.

Land use characteristics: With the exception of Sugar Hill, the scattered residential development, the industrial development along the Laurinburg and Southern Railroad, and the mixed development along U. S. 74, Neighborhood 15 is undeveloped.

School and recreation: There is not school site within the area; however, a recreation area with a basketball court, go-cart track, swings, and picnic tables is located in Sugar Hill. The closest schools are East Laurinburg Elementary School and Washington Park Elementary School.

Population characteristics: Neighborhood 15 contains 347 people which is 6 percent of the fringe area total. The races are mixed almost evenly.

General character of the neighborhood: Most of the residential development in Neighborhood 15 is located in Sugar Hill. This development is renter-occupied by low income nonwhite families for the most part. Additional residential development is spotted along Stewartsville Road and along U. S. 74. Approximately one-fourth of the dwelling units in the neighborhood are substandard.

Factors that contribute to blight: Neighborhood 15 has the following blight contributing factors: (Due to the small amount

of residential development in Neighborhood 15, low percentages for blight factors are actually high in relation to the number of residents living in the neighborhood.)

1. Two percent of the Laurinburg Planning Area's fire occurrences. This is 2 fires per 100 occupied dwelling units in the neighborhood.
2. Almost four percent of the Laurinburg Planning Area's stillbirths and infant deaths. This is 1 death per 100 occupied dwelling units in the neighborhood.
3. Two and one-half percent of the Laurinburg Planning Area's illegitimate births. This is 3.1 births per 100 occupied dwelling units in the neighborhood.
4. Over six percent of the Laurinburg Planning Area's juvenile delinquent cases. This is 6.1 cases per 100 occupied dwelling units in the neighborhood.
5. Four and one-half percent of the Laurinburg Planning Area's public welfare cases. This is 20.4 cases per 100 occupied dwelling units in the neighborhood.
6. Twenty-four percent of the housing is substandard.
7. A high rate of renter-occupied housing.
8. A high rate of low income families.

Neighborhood rank: The fringe area neighborhoods are ranked from 1-8. Neighborhood 15 ranks 7. (One is the least blighted and 8 is the most blighted.)

#### Recommendations:

1. It is recommended that dilapidated vacant housing be removed through code enforcement.
2. Residential development should be encouraged adjacent to Caledonia Road.

## Neighborhood 16

Location: Neighborhood 16 is located adjacent to the southeastern corporate limits between the U. S. 74 Bypass and Hasty Road. The eastern boundary is the one-mile planning area. Major thoroughfares include the U. S. 74 Bypass and U. S. 501.

Land use characteristics: Most of the land in this neighborhood is either devoted to agriculture or is undeveloped. Residential development is scattered.

School and recreation: Neither schools nor recreation areas are located in this neighborhood; however, abundant vacant land is available for out-of-doors activities.

Population characteristics: Sixty-one people live in Neighborhood 16 which is 1.1 percent of the fringe area total population.

General character of the neighborhood: Over half of the homes in Neighborhood 16 are substandard. The residents are mostly white, own their own homes, and have family incomes above \$3,000.

Factors that contribute to blight: The following factors contribute to blight in Neighborhood 16:

1. Fifty-three percent of the dwelling units are substandard.
2. A rate of over seventeen illegitimate births per 100 occupied dwelling units.
3. A rate of over eleven juvenile delinquents per 100 occupied dwelling units.
4. A rate of over twenty-three public welfare cases per 100 occupied dwelling units.

5. A rate of over eleven crimes against persons per 100 occupied dwelling units.
6. A rate of over five crimes against property per 100 occupied dwelling units.
7. A rate of almost six school dropouts per 100 occupied dwelling units.

Neighborhood rank: The fringe area neighborhoods are ranked from 1-8. Neighborhood 16 ranks 8. (One is the least blighted and 8 is the most blighted.)

Recommendations:

1. Continue to enforce zoning.
2. Continue to enforce subdivision regulations.

Neighborhood 17

Location: Neighborhood 17 is located adjacent to the southwest corporate limits between Hasty Road and the U. S. 74 Bypass. The western boundary is the one-mile planning area. Major thoroughfares include U. S. 15-401 and the U. S. 74 Bypass. Subdivisions within the neighborhood are MacLand, Kin-Moor, and College Park.

Land use characteristics: Most of the developed land in Neighborhood 17 is devoted to industrial use. Commercial uses are spotted along the major highways. There is an abundance of land which is either vacant or devoted to agriculture. Most of the residential development is new and is located in the southwest section of the neighborhood.

School and recreation: Neither school nor recreation facilities are within this neighborhood, but they are available inside the corporate limits in Neighborhood 7.

Population characteristics: There are 1,102 people living in Neighborhood 17 which is 19.1 percent of the total fringe area population. It is believed that all of these residents are white.

General character of the neighborhood: Of the 306 dwelling units in this neighborhood, 111 are new. Most of the residents family incomes are in excess of \$5,000. The substandard housing is scattered in the neighborhood; only 11 houses are in this category.

Factors that contribute to blight: The following factors contribute to blight in Neighborhood 17:

1. Over two percent of the dwelling units are substandard.
2. Unpaved streets are located in MacLand Subdivision.
3. One stillbirth per 100 occupied dwelling units.
4. Almost two illegitimate births per 100 occupied dwelling units.
5. Almost five welfare cases per 100 occupied dwelling units.

Neighborhood rank: The fringe area neighborhoods are ranked from 1-8. Neighborhood 17 ranks 2. (One is the least blighted and 8 is the most blighted.)

Recommendations:

1. Continue to enforce zoning.
2. Continue to enforce subdivision regulations.

## Neighborhood 18

Location: Neighborhood 18 is located between the U. S. 401 Bypass and corporate limits and the one-mile planning area. The northern boundary is SR 1300, the southern boundary is the U. S. 74 Bypass. Major thoroughfares include U. S. 74, the U. S. 74 Bypass and the U. S. 401 Bypass. Subdivisions in the neighborhood include Scotsdale, Westland, Westwood, Westover, and McLaurin Acres.

Land use characteristics: The developed land in Neighborhood 18 is devoted almost exclusively to residential uses. The land west of Turnpike Road is mostly vacant while the land east of Turnpike Road is intensely developed. Bridge Creek creates an area of vacant land through the southern middle of the neighborhood. The area north of the Seaboard Air Line Railroad is less populous.

School and recreation: Neither a school nor recreation area is located in Neighborhood 18 but both are available in Neighborhood 7 which is adjacent to the neighborhood. A new comprehensive high school will soon be completed in the eastern section of the neighborhood near the corporate limits.

Population characteristics: Neighborhood 18 contains 724 residents, most all of whom are white. This is 12.6 percent of the total fringe area population.

General character of the neighborhood: Residential development in Neighborhood 18 is relatively new; there are no substandard dwelling units. Residents are almost entirely all white with family incomes in excess of \$5,000.

Factors that contribute to blight:

1. One and one-half illegitimate births per 100 occupied dwelling units.
2. Two welfare cases per 100 occupied dwelling units.

Neighborhood rank: The fringe area neighborhoods are ranked from 1-8. Neighborhood 18 ranks 1. (One is the least blighted and 8 is the most blighted.)

Recommendations:

1. Continue to enforce zoning.
2. Continue to enforce subdivision regulations.

#### Neighborhood 19

Location: Neighborhood 19 is a small area between the corporate limits and the U. S. 401 Bypass. The northern boundary is the southern boundary of Westland Subdivision. The southern boundary is the corporate limits. Major thoroughfares include X-Way Road and the U. S. 401 Bypass. The subdivision of Carolina Park constitutes most of the developed land in the area.

Land use characteristics: Neighborhood 19 is devoted mostly to residential use in Carolina Park although some vacant land is present along the U. S. 401 Bypass. In addition, commercial land uses are spotted along X-Way Road.

School and recreation: Neither schools nor recreation facilities are available in Neighborhood 19 but both are available within one-half mile in Neighborhood 7.

Population characteristics: Neighborhood 19 contains 475 people, most of whom are nonwhite. This is 8.3 percent of the total fringe area population.

General character of the neighborhood: Most of the residents of this neighborhood are nonwhite and have low family incomes. The residents rent, for the most part, and the homes they rent are often substandard as can be noted from the 66 substandard dwelling units present.

Factors that contribute to blight: Neighborhood 19 has the following factors that contribute to blight:

1. Forty-nine percent of the dwelling units are substandard.
2. Ten percent of the streets are unpaved.
3. Traffic volume is heavy on X-Way Road which traverses a residential area.
4. Over two illegitimate births per 100 occupied dwelling units.
5. Three juvenile delinquents cases per 100 occupied dwelling units.
6. One and one-half crimes against property cases per 100 occupied dwelling units.
7. One and one-half crimes against persons cases per 100 occupied dwelling units.

Neighborhood rank: The fringe area neighborhoods are ranked from 1-8. Neighborhood 19 ranks 5. (One is the least blighted and 8 is the most blighted.)

Recommendations: (Note: The following should be done only after other projects in the city are completed.)

1. The Carolina Park Subdivision, although not a part of the City of Laurinburg, is a cancerous sore spot and could



easily spread into Neighborhood 7; therefore, it is recommended that the city consider annexing the area for purposes of rehabilitation. If the area is annexed, streets need to be replotted and sewer and water lines need to be extended into the area.

2. Adequate public housing should be provided for displaced families.

### Neighborhood 20

Location: Neighborhood 20 is bounded as follows: on the east by the U. S. 401 Bypass (excluding the industrial district near the center of the neighborhood which joins the 401 Bypass), on the south by SR 1300, and on the west and north by the one-mile planning area boundary. Major thoroughfares within the area include the U. S. 401 Bypass and U. S. 15-501.

Land use characteristics: Only scattered residential development occurs in this neighborhood. The remainder of the land is not developed for urban purposes except for some spotted commercial activities along U. S. 15-501. Leith's Creek, which branches into the neighborhood, creates a rather sizable tract of land which is unfit for urban development.

School and recreation: Neither a school nor recreation area is available in Neighborhood 20 but both are available within approximately one-half mile for most residents. North Laurinburg Elementary School is located just across the U. S. 401 Bypass and the Jaycee Park in Neighborhood 4.

Population characteristics: Neighborhood 20 contains 86 residents which is 1.5 percent of the total fringe area population.

It is estimated that most of the residents are white.

General character of the neighborhood: Over 20 percent of the homes in this area are substandard; nevertheless, the vacant land available and the easy access to the city indicates that this area may develop as has other areas west of Laurinburg. The area west of U. S. 15-501 is more suited for residential development, while the area east of U. S. 15-501 and along the Laurinburg and Southern Railroad is more suited for industrial development.

Factors that contribute to blight: Neighborhood 20 has the following factors that contribute to blight:

1. Over twenty percent of the dwelling units are substandard.
2. Over four stillbirths and infant deaths per 100 occupied dwelling units.
3. Over twelve tuberculosis cases per 100 occupied dwelling units.
4. Over eight illegitimate births per 100 occupied dwelling units.
5. Over eight juvenile delinquent cases per 100 occupied dwelling units.
6. Over four major adult crimes against persons per 100 occupied dwelling units.
7. Over four public welfare cases per 100 occupied dwelling units.

Neighborhood rank: The fringe area neighborhoods are ranked from 1-8. Neighborhood 20 ranks 6. (One is the least blighted and 8 is the most blighted.)

#### Recommendations:

1. Urban type development should be discouraged along Leith's Creek and its tributaries.

2. Continue to enforce the zoning ordinance.
3. Continue to enforce the subdivision regulations.

### Neighborhood 21

Location: Neighborhood 21 is located adjacent to the U. S. 401 Bypass. The eastern boundary is McGirt's Bridge Road and the northern boundary is SR 1439. Major thoroughfares in the area include the U. S. 401 Bypass, U. S. 401-A, U. S. 501, and McGirt's Bridge Road. Neighborhood 21 includes the subdivision of Northside.

Land use characteristics: Most of the land in Neighborhood 21 is devoted to residential use except for a commercial area along U. S. 401-A. In addition, there is a sizable amount of vacant land between U. S. 401-A and the U. S. 401 Bypass.

School and recreation: No recreation area exists in Neighborhood 21, but an elementary school is located near the corporate limits between U. S. 501 and U. S. 401-A. The nearest recreation area is the Jaycee Park along Leith's Creek in Neighborhood 4.

Population characteristics: Neighborhood 21 contains 1,008 residents or 17.5 percent of the fringe area population. The races are mixed in this neighborhood with white outnumbering nonwhite.

General character of the neighborhood: The eastern section of this neighborhood along McGirt's Bridge Road is occupied by non-white families in mostly sound housing, although most of the substandard housing for the neighborhood is located here.

Northside Subdivision and the area along U. S. 401-A is primarily settled by owner-occupied white families.

Factors that contribute to blight: The following are the most significant factors that contribute to blight in Neighborhood 21:

1. Eleven percent of the dwelling units are substandard.
2. Forty percent of the neighborhood's streets are unpaved.
3. Almost three juvenile delinquent cases per 100 occupied dwelling units.
4. Over seven public welfare cases per 100 occupied dwelling units.
5. Heavy traffic volume is present on several residential streets.

Neighborhood rank: The fringe area neighborhoods are ranked from 1-8. Neighborhood 21 ranks 3. (One is the least blighted and 8 is the most blighted.)

#### Recommendations:

1. Neighborhood 21 needs a street paving program along with curbs and gutters.
2. Further encroachment of mixed land uses should be guarded against by zoning.
3. The city should consider the possibility of annexing parts of this neighborhood.

#### Neighborhood 22

Location: Neighborhood 22 is located between McGirt's Bridge Road and the U. S. 401 Bypass. The outer boundary is the one-mile planning area and the inner boundary is SR 1439. Major

thoroughfares include the U. S. 401 Bypass, Lee's Mill Road, McGirt's Bridge Road, and U. S. 401-A.

Land use characteristics: Most of the land in Neighborhood 22 is undeveloped for urban purposes. Houses are spotted throughout the area and a sizable subdivision has developed to the east of the area. A large tract of land is undeveloped in Neighborhood 22 because of the flood plain of Little Creek.

School and recreation: Both schools and recreation facilities are missing in Neighborhood 22. The nearest elementary school is North Laurinburg Elementary south in Neighborhood 21, and the nearest recreation area is the Jaycee Park farther south along Leith's Creek in Neighborhood 4.

Population characteristics: Neighborhood 22 contains 328 residents which is 5.7 percent of the total fringe area population. Most of these residents are white.

General character of the neighborhood: Nonwhite families occupy the developed area along McGirt's Bridge Road. Most of the houses are substandard although most of the neighborhood's substandard housing is located here too. The remainder of the neighborhood is occupied by white families, living in mostly standard housing.

Factors that contribute to blight: The following are the most significant blighting factors in Neighborhood 22:

1. Over twenty-nine percent of the dwelling units are substandard.
2. Over two fire occurrences per 100 occupied dwelling units.
3. Over two stillbirths or infant deaths per 100 occupied dwelling units.

4. Over one crime against a person per 100 occupied dwelling units.
5. Over seven public welfare cases per 100 occupied dwelling units.

Neighborhood rank: The fringe area neighborhoods are ranked from 1-8. Neighborhood 22 ranks 5. (One is the least blighted and 8 is the most blighted.)

Recommendations:

1. The unpaved streets in Neighborhood 22 should be paved, curbed, and guttered.
2. Urban development along Little Creek should be prohibited. Little Creek and its flood plain should be used as a recreation area or similar use.
3. Future subdivisions should connect to existing dead-end streets.

### Neighborhood 23

Location: Neighborhood 23 consists of the Sanfordville Subdivision and all of the area between the corporate limits and the one-mile planning area extending from the Seaboard Air Line Railroad to McGirt's Bridge Road. Major thoroughfares include McGirt's Bridge Road and the Old Lumberton Road.

Land use characteristics: Most of the residential land in Neighborhood 23 is located in the Sanfordville Subdivision and several small subdivisions east of Sanfordville. Little Creek, which bisects Neighborhood 23, creates a tract of undeveloped land because of its flood plain.

School and recreation: Both a high school and a recreation area are located adjacent to Neighborhood 23 in Neighborhood 14. In addition, I. Ellis Johnson High School is located in Neighborhood 23.

Population characteristics: Neighborhood 23 contains 1,062 residents which is 18.4 percent of the total fringe area population. The races are mixed in this neighborhood.

General character of the neighborhood: The western area of Neighborhood 23 is occupied by nonwhite families living in mostly standard housing. Sanfordville is occupied by white families living in houses which are mostly standard. Along the Old Lumberton Road and Kiser Road are two subdivisions. Housing in the Kiser Road Subdivision is new, while that in the Old Lumberton Road Subdivision is often deteriorated or dilapidated.

Factors that contribute to blight: The following are the most significant factors contributing to blight in Neighborhood 23:

1. Over twenty-four percent of the dwelling units are substandard.
2. One fire occurrence per 100 occupied dwelling units.
3. Twenty-five percent of the neighborhood's streets are unpaved.
4. One illegitimate birth per 100 occupied dwelling units.
5. Over two juvenile cases per 100 occupied dwelling units.
6. Almost five public welfare cases per 100 occupied dwelling units.
7. One school dropout per 100 occupied dwelling units.

Neighborhood rank: The fringe area neighborhoods are ranked from 1-8. Neighborhood 23 ranks 4. (One is the least blighted and 8 is the most blighted.)

Recommendations:

1. The streets in Neighborhood 23 need to be paved, curbed, and guttered.
2. The possibility of annexation for parts of this area should be studied by the city.
3. Landscaping should be undertaken to separate railroads and industrial areas from residential areas in parts of the neighborhood.

Neighborhoods 24 and 25

These neighborhoods are industrial districts and are not considered in this analysis.



# Part 7



## SUMMARY AND RECOMMENDATIONS



### Analysis of Blight for Laurinburg and the Planning Area

The preceding sections have indicated the degree of each blight factor in regard to each neighborhood. Although neighborhood rank has been mentioned, it has not been explained. Table 22, which succeeds this section, is a comparison of neighborhoods by selected characteristics. Most of the blight factors in Laurinburg are indicated on this table under each blight factor, and each neighborhood is ranked according to its degree of blight with respect to that factor when compared to the other neighborhoods. For example, Neighborhood 2 had 3.2 fire occurrences per 100 occupied dwelling units while Neighborhood 3 had but 1.3; therefore, Neighborhood 2 is most blighted in this respect. Neighborhood 2 ranks 7 in this blight factor and Neighborhood 3 ranks 5. To determine the overall rank of any neighborhood, one merely adds the ranks for each blight factor from substandard housing on the left to school dropouts on the right. Neighborhood 2 would be as follows: 12, 7, 6, 2, 7, 6, 7, 7, 9, 8, or a total of 71 which is 11th highest in number of points in the incorporated area. A rank of 1 is best, a rank of 13 is worst. Neighborhood 2 ranks 10 with respect to all the other neighborhoods. Only two neighborhoods are worse blighted. (The incorporated area neighborhoods are ranked separately from the fringe area for purposes of comparison.)

TABLE 22  
COMPARISON OF NEIGHBORHOODS BY SELECTED CHARACTERISTICS

Neighborhood	Substandard Housing		Fire Occurrences		Stillbirths & Infant Mortality		Tuberculosis Cases		Illegitimate Births		Juvenile Delinquency		
	Per 100 Occupied D.U.'s	Rank	Per 100 Occupied D.U.'s	Rank	Per 100 Occupied D.U.'s	Rank	Per 100 Occupied D.U.'s	Rank	Per 100 Occupied D.U.'s	Rank	Per 100 Occupied D.U.'s	Rank	
City	1	32.6	9	0	1	1.9	8	1.9	4	1.9	5	0	1
	2	59.9	12	3.2	7	1.5	6	1.0	2	10.1	7	2.5	6
	3	6.3	5	1.3	5	1.3	5	0	1	1.3	4	.8	3
	4	17.0	7	6.4	9	0	1	2.1	5	5.3	6	2.1	5
	5	92.8	13	0	1	0	1	0	1	13.5	9	0	1
	6	46.4	11	7.1	10	3.6	9	3.6	6	10.7	8	17.9	9
	7	.5	2	.8	4	.3	2	0	1	0	1	.3	2
	8	4.7	4	6.2	8	1.6	7	0	1	0	1	0	1
	9	31.1	8	0	1	0	1	0	1	1.0	2	7.5	7
	10	45.5	10	2.6	6	.8	3	1.6	3	16.1	10	9.8	8
	11	15.6	6	.3	2	1.2	4	0	1	1.2	3	1.5	4
	12	1.1	3	.6	3	0	1	0	1	0	1	0	1
	13	0	1	0	1	0	1	0	1	0	1	0	1
Fringe Area	14	10.2	3	0	1	0	1	0	1	0	1	3.8	7
	15	25.5	7	2.0	5	1.0	3	0	1	3.1	7	6.1	8
	16	52.9	10	0	1	0	1	0	1	17.6	9	11.6	10
	17	3.6	2	0	1	1.0	3	0	1	1.6	5	.7	3
	18	0	1	.5	2	0	1	0	1	1.5	4	.5	2
	19	50.0	9	0	1	0	1	0	1	2.3	6	3.0	6
	20	20.8	5	0	1	4.2	5	12.1	2	8.3	8	8.3	9
	21	11.1	4	0	1	.4	2	0	1	.4	2	2.9	5
	22	29.7	8	2.6	6	2.2	4	0	1	0	1	0	1
	23	24.7	6	1.0	4	0	1	0	1	1.0	3	2.4	4

TABLE 22

## COMPARISON OF NEIGHBORHOODS BY SELECTED CHARACTERISTICS

Major Crimes Against Property		Major Crimes Against Persons		Public Welfare		School Dropouts		Total Points	Corporate Limit Rank	Fringe Area Rank
Per 100 Occupied D.U.'s	Rank	Per 100 Occupied D.U.'s	Rank	Per 100 Occupied D.U.'s	Rank	Per 100 Occupied D.U.'s	Rank			
11.5	9	9.6	9	7.7	5	1.9	4	55	9	
7.5	7	6.8	7	24.9	9	5.8	8	71	11	
5.0	6	5.5	6	24.9	9	5.1	7	51	8	
10.6	8	1.1	4	11.7	8	6.4	9	62	10	
0	1	0	1	10.8	7	0	1	36	4	
21.4	11	42.8	11	71.4	11	25.0	11	97	13	
1.8	3	.3	3	1.0	2	.5	2	22	3	
4.7	5	0	1	0	1	9.4	10	39	6	
4.7	5	8.5	8	10.4	6	9.4	10	49	7	
15.7	10	9.8	10	40.4	10	4.7	6	76	12	
3.5	4	4.7	5	2.4	4	3.8	5	38	5	
.8	2	.1	2	1.1	3	.8	3	20	2	
0	1	0	1	0	1	0	1	10	1	
2.5	5	.6	3	15.9	8	0	1	30		3
2.0	4	0	1	20.4	9	0	1	46		7
5.8	6	11.8	8	23.5	10	5.9	4	60		8
.3	2	.3	2	4.6	4	0	1	24		2
0	1	0	1	2.0	2	0	1	16		1
1.5	3	1.5	6	.8	1	0	1	35		5
0	1	4.2	7	4.2	3	0	1	42		6
0	1	.7	4	7.1	6	.4	2	30		3
0	1	1.1	5	15.4	7	0	1	35		5
.3	2	.3	2	4.7	5	1.0	3	31		4

## Neighborhood Objectives and Goals

Laurinburg is suffering from some of the consequences of blight. It is important that the city act now in order to control and eliminate blighting factors before they spread. There is no easy method, no set formula by which a city can begin such a difficult task. Following are some suggested goals and objectives that might be utilized in Laurinburg:

### Housing:

1. Home maintenance should be improved. Deteriorated housing could be improved through painting or repairs to roofs, chimneys, windows, doors, steps, porches, floors, walls, and other such items.
2. Dilapidated housing should be removed when it is vacated. Code enforcement in many cities has worked favorably in this respect.
3. Vacant dilapidated nonresidential buildings not in use but dilapidated should be removed.
4. The action of local citizens groups should concentrate on beautification campaigns, gardening projects, removal of junk automobiles, and other such clean-up projects.

### Economic:

1. Encourage hiring of the handicapped in order to raise family incomes.
2. Encourage education as a means of upgrading salary levels.
3. Encourage high quality industry to locate in and near Laurinburg so that more job opportunities can be available.
4. Construct additional public housing for families that cannot afford standard housing.

5. Hold birth control or family planning clinics particularly in Neighborhoods 2 and 9 in order to educate citizens as to the benefits gained from smaller families and higher per capita income. Information may be obtained from the Population Center of the School of Public Health, University of North Carolina at Chapel Hill, North Carolina.

6. Families should be encouraged to buy homes rather than rent.

7. Make use of Federal funds (Economic Opportunity Act of 1965) to educate and to train the unemployed or underemployed and physically handicapped persons for better jobs. As more skilled workers are available, it will be easier to attract industrial plants that provide higher paying jobs.

8. Provide additional employment opportunities for the uneducated, unskilled non-white worker. Perhaps attracting industries which would employ women might raise the income level of these families.

9. More use should be made of the Surplus Food Distribution Program. The county welfare department should periodically reevaluate those eligible for this assistance.

10. Consider the possibility of seeking Federal funds to help finance construction of vocational education facilities.

11. Citizens should be encouraged to seek small loans from the Federal government in order to help finance small businesses.

#### Environmental:

1. Adopt and enforce codes and ordinances such as zoning ordinances, subdivision regulations, building codes, and housing codes.

2. Landscape public areas and encourage garden clubs to landscape vacant areas wherever possible.
3. Keep vacant lots free of weeds and trash.
4. Remove all old junk cars from residential areas.
5. Pave all streets within the corporate limits.
6. Eliminate residential nuisances such as noise and odor.
7. Provide recreation areas to serve the people in all neighborhoods.
8. Sidewalks should be installed where pedestrian traffic is heavy.
9. Heavy traffic volumes should be diverted from residential areas.
10. Lighting should be improved along residential streets.

Social:

1. Control the advent and spread of disease through education campaigns.
2. Special grants should be obtained from the U. S. Public Health Service to provide for intensive community vaccination efforts, and research work in communicable diseases, tuberculosis control, and venereal disease.



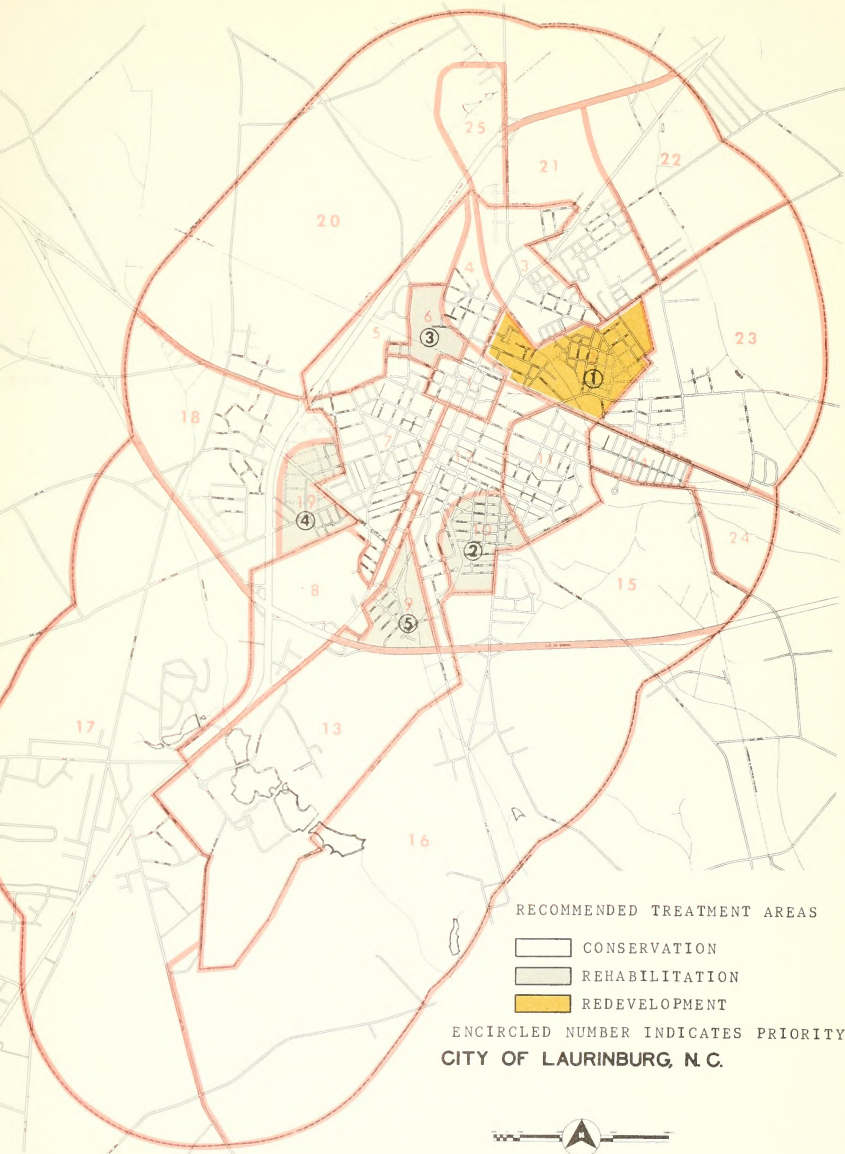
### Recommended Blight Control Program

Most blighted areas in Laurinburg are not difficult to pinpoint. It is the intent of this analysis not only to point out blighted areas but to indicate blighting factors so that more meaningful recommendations can be made for the elimination of blight. All blighting factors indicated should be considered in steps to eliminate blight. The degree of blighting factors present in each neighborhood is the basis on which proposed treatment areas are designated. There are three types of renewal treatment. (See Treatment Areas Map.)

Conservation: Conservation is the method utilized for protecting neighborhoods that are not seriously blighted. Conservation action requires cooperation between local government officials and residents living in such areas. The aim of conservation action is to preserve and maintain the pleasing qualities of a neighborhood. Such preservation includes minor repairs, painting, and landscaping. Some of the tools of conservation are local codes and ordinances and clean-up campaigns. Occasionally, rehabilitation is needed in a conservation area. Since conservation action checks blight before it begins, its importance to a city cannot be overstressed.

Rehabilitation: Rehabilitation action is the primary method for reviving an area that has begun to deteriorate. Often such neighborhoods have code violations and abundant sub-standard housing. It is only feasible to rehabilitate when such rehabilitation is cheaper or more practical than total clearance and reconstruction. Rehabilitation may involve demolition of parts of a neighborhood or it may involve public improvements such as street changes, water and sewer extensions, and park additions.

Redevelopment: Redevelopment action is the last alternative to urban renewal. It is undertaken only when neighborhoods have reached a point of decay whereby it would be unrealistic to try to repair or revive them. Generally, such neighborhoods have mostly substandard housing, poor street design, and high incidence of both social and environmental blight factors. Treatment of such areas consists of acquiring and removing all substandard structures and replotting the area. The reuse of redevelopment areas may be for any type use or even any combination of uses that fits the cities land development plan.



## Urban Renewal

It has been recommended that parts of Laurinburg undergo redevelopment. In order to finance these redevelopment areas, a considerable amount of public monies will be needed. It is recommended that Laurinburg apply to the Federal Government for urban renewal assistance.

The Urban Renewal Program offers three-fourths Federal grants to cover the cost involved in removing substandard structures and installing adequate public facilities to encourage new growth. Even though the city must bear one-fourth of the net cost, funds spent by both the city and state for street improvements, utility improvements, and other public improvements can be applied to the city's one-fourth share of the net cost.

The Urban Renewal Program offers the most feasible means for a city to cope with slum clearance.

# Part 8

## APPENDIX





## DATA GATHERING PROBLEMS

The surveyor encountered the following problems in gathering information for this report:

1. For many of the indexes of blight, the most recent data available was for 1960-1963. Although this data is not current, it seemingly did not affect the purpose for which it was intended - to indicate blighted areas - when it was combined with other current blight indexes.
2. Special problems were encountered in indicating the exact location of blight factors in the fringe area. Although some cases may fall in the wrong neighborhood, the magnitude of such distortion is not enough to affect the overall picture.
3. As has been indicated previously, one person may have been the source for several blight factors. In such event, all cases were recorded; thus one person may slightly distort a neighborhood's rating.
4. In the case of vehicle accidents, data was not available for the fringe area.
5. The 10 percent survey of blighted housing often was not conducted in fringe area neighborhoods because, even though such neighborhoods often had several blighted dwelling units, structures were spotted over a large area and the cost of conducting such interviews was too expensive in terms of project funds.

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